United States Court of Appeals for the Second Circuit

APPENDIX

77-1150

B P/S

United States Court of Appeals

FOR THE SECOND CIRCUIT

Docket No. 77-1150

UNITED STATES OF AMERICA,

Appellee,

—v.—

AMREP CORPORATION, RIO RANCHO ESTATES, INC., ATC REALTY CORPORATION, HOWARD W. FRIEDMAN, CHESTER CARITY, HENRY L. HOFFMAN, and DANIEL FRIEDMAN,

Appellants.

ON APPEAL FROM THE UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF NEW YORK

JOINT APPENDIX OF UNITED STATES OF AMERICA AND ALL DEFENDANTS

Volume XVI—Pages A-9609 to A-10270

EXHIBITS

UNITED STATES COURT OF APPEALS
FILED
MAY 9 1977
A. DANIEL FUSARO, CLERK
SECOND CIRCUIT

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USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

5 10

A 9609

City of Albuquerque
Annexation Data
(1950-1975)

Year	Area Annexed Square Miles	Area Annexed Acres	City Area[1] Square Miles	City Area[1] Acres
1950	10.5116	6,727.411	48.2675	30,891.231
1951	4.4363	2,839.280	52.7039	33,730.511
1952	0.2862	183.192	52.9902	33,913.703
1953	0.3128	200.192	53.3029	34,113.895
1954	0.2500	160.000	53.5530	34,273.895
1955	0	0	53.5530	34,273.895
1956	0.1239	79.139	53.6769	34,353.214
1957	0.1506	96.410	53.8275	34,449.624
1958	0.4973	318.260	54.3248	34,767.884
1959	1.8129	1,160.261	56.1377	35,928.145
1960	4.9727	3,192.539	61.1104	39,110.684
1961	0.4802	307.297	61.5906	39,417.981
1962	4.8285	3,090.221	66.4191	42,508.202
1963	0.3516	225.054	66.7707	42,733.256
1964	0.4853	310.573	67.2560	43,043.829
1965	4.7209	3,021.383	71.9769	46,065.212
1966	5.7363	3,671.243	77.7132	49,736.455
1967	0.8266	529.004	78.5398	50,265.459
1968	0.3467	221.881	78.8865	50,487.340
1969	1.3103	838.566	80.1967	51,325.906
1970	0.4345	278.089	80.6312	51,603.995
1971	0.8810	563.822	81.5122	52,167.817
1972	2.2179	1,419.455	83.7301	53,587.272
1973	1.9512	1,248.773	85.6813	54,836.045
1974	1.2645	809.290	86.9458	55,645.335
1975	1.172	750.390	88.1178	56,395.75

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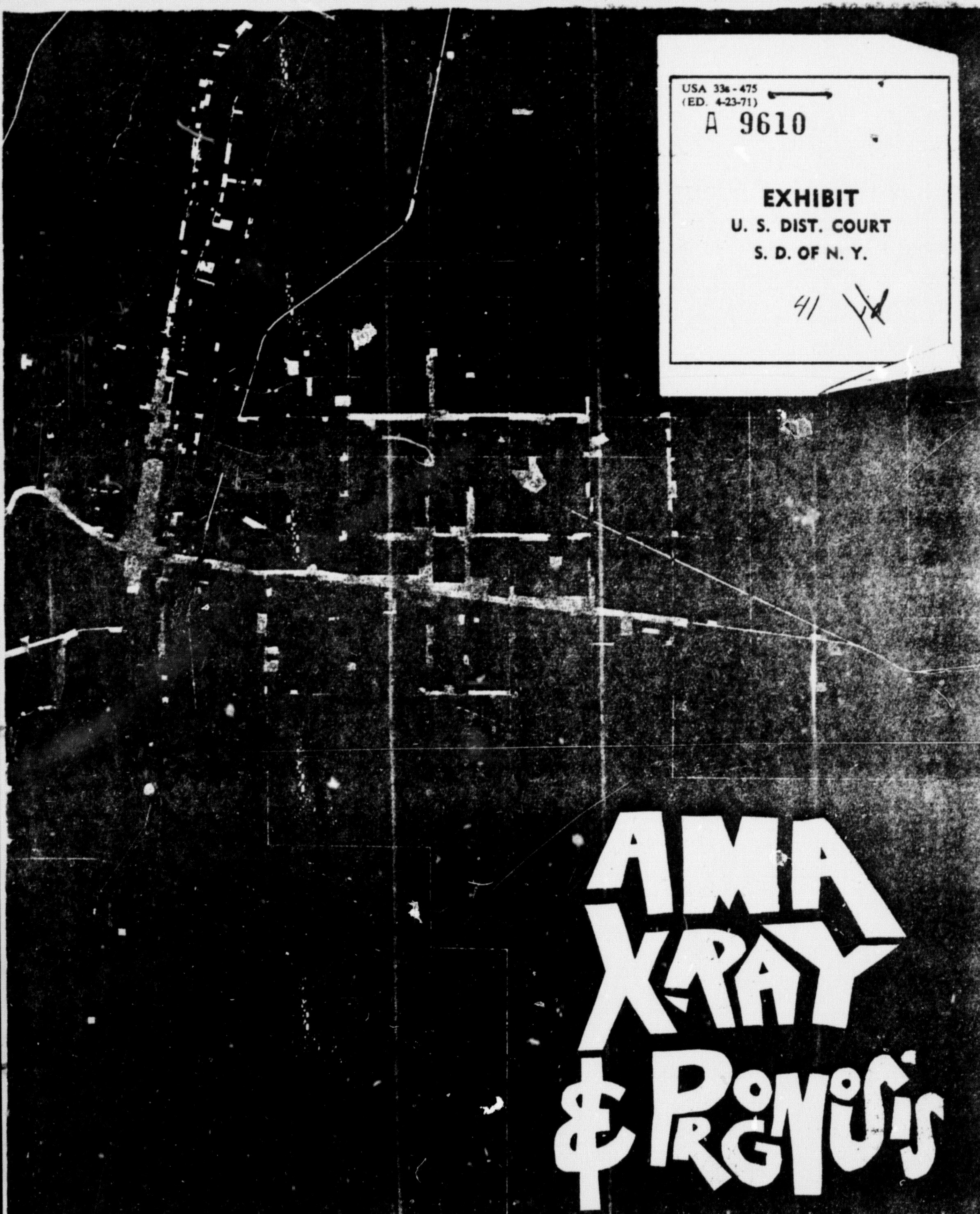
[1] Year End Totals

USA 336-475
(ED. 4-23-71)
A 9610

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

41



AMA
X-RAY
& PROGNOSIS

A 9611

THIS REPORT IS PART OF N.M.P-2, PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM OF THE NEW MEXICO STATE DEPARTMENT OF FINANCE AND ADMINISTRATION.

THE AIM OF THIS PROJECT IS TO CREATE AN OUTLINE COMPREHENSIVE PLAN FOR THE METROPOLITAN AREA OF ALBUQUERQUE, NEW MEXICO.

ITS PREPARATION WAS FINANCED IN PART BY AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT, 1954, AS AMENDED. LOCAL FINANCIAL PARTICIPANTS WERE:

THE COUNTY OF BERNALILLO

THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

THE CITY OF ALBUQUERQUE

THIS REPORT WAS PREPARED BY THE PLANNING DEPARTMENT OF THE CITY OF ALBUQUERQUE, CONSULTANT FOR THE PROJECT.

A 8612

AMA
X-RAY
& PROGNOSIS

LAND USE SURVEY AND PLAN FOR THE
ALBUQUERQUE METROPOLITAN AREA

N M P 2
1 9 6 2

A 9613

WHO CARRIED THE BANNER ?

PERSONNEL

IN CHARGE

W. D. Kelley (Sept. 1960-Feb. 1961)
John M. Udy (Feb. 1961-Aug. 1962)

THE LAND USE REPORT

John M. Udy

THOROFARE PLAN REVIEW

Richard W. Renshaw
Raymond T. Meketa

PUBLIC FACILITIES OUTLINED

John M. Udy
Raymond T. Meketa

HISTORICAL BACKGROUND

Alan J. Oppenheimer

ASSISTANCE & DRAFTING

James Gill
Charles Griffen (Feb. 1961-Oct. 1961)

TYPING

Mrs. Nancy Williams

DESIGN & LAYOUT

John M. Udy

A 9614

SPONSORING AGENCIES

CITY COMMISSION

Archie Westfall, Chairman
W. W. Atkinson
Sam E. Brown
Luther J. Heilman
James M. O'Toole

*Maurice Sanchez, Chairman
*Richard A. Bice
*Clarence B. Davis

CITY MANAGER

Edmund L. Engel

PLANNING COMMISSION

Paul J. Vollmar, Jr., Chairman
Paul E. Heggem
John J. Craig
James M. Doolittle, II
Rufus G. Poole
George A. Rutherford, Jr.
Robert P. Scott

*W. E. Black
*Mrs. James Brown
*Frank G. Gorham, Jr.
*Vance Mauney

*Former Member

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Harry E. Kinney
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*Manuel Armijo
*Edward V. Balcomb

COUNTY MANAGER

Charles C. Brunacini

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Robert C. Koeber
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Ralph Plumlee
Bill Reed
Mrs. Robert C. Reineke

*Mrs. C. Walker Hayes, Chairman
*J. F. Gish
*R. S. Nanninga

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

S. M. Hartnett, Mayor

BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT STAFF

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Richard W. Renshaw, Senior Planner
George L. Carruthers, Senior Planner
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Jim Gill, Draftsman
Kenneth L. Eby, Draftsman
Kay Kepler, Secretary
Marie Stephens, Secretary
Ola Wiggins, Secretary
Nancy Williams, Secretary
Mary Ortega, Secretary

*H. S. Coblentz, Director
*W. A. Rusch, Director
*W. D. Kelley, Deputy Director
*Charles Griffen, Planning Aide
*Alan J. Openheimer - Historical Report

*Former Staff Member

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INTRODUCTION

The late Robert A. Futterman built a real estate furtune on the premise that "to predict the future of anything, you must know the rationale of its past"[1]. It is the function of this Report and those that accompany it[2] to provide the foundation of such a rationale for the Albuquerque Metropolitan Area. Through this "X-ray" of the AMA, a prognosis or plan for the next 20 years is postulated.

Although the effects of the past centuries cannot be underestimated, the immediate past in Albuquerque is the most important. In 1940, there were less than 40,000 people living in the area. By 1960, the population had increased more than sixfold to more than 250,000. Post-1940 population and land use patterns are, therefore, the most significant.

Primarily, this Report is written as part of an Outline Comprehensive Plan, according to the terms of a "701" Contract, N.M. P-2. It is hoped, however, that it will also serve as the groundwork for more detailed research into the various factors that underlie Albuquerque's present character and potential for the future.

[1] "The Future of Our Cities", Robert A. Futterman, 1961.

[2] "Report on the Economic Base & Population Trends to 1980", Stanley J. Brasher.
"A Report on the Historical Background of Albuquerque", Alan J. Oppenheimer.
"Thorofare Plan Review", City Planning Department (Richard W. Renshaw).
"Public Facilities Outlined", City Planning Department (R. T. Meketa & J. M. Udy).

A 9618

PROLOGUE

In seven inter-related sections, this Report investigates certain elements that are fundamental to the present and future make-up of the AMA. Starting with the PHYSICAL ELEMENTS of climate, topography, and drainage, next is examined, in its widest sense, the influence of man on the landscape and the potential that rests in the area.

A study of the CURRENT USE OF THE LAND is then made, related to the major land use categories of residential (both single and multiple), commerce, industry, public and semi-public, parks and recreation, and agriculture. This local information is then compared with statistics from other communities so that differences in trends in the AMA can be discerned.

Then follow several studies regarding DENSITY OF DEVELOPMENT. First, overall density in the City, the County, and the AMA. Related to this are the theoretical needs of the community in 1980. Density statistics by census tract are the basis of a series of 12 density maps and an analysis of their content. The analysis ends with a description of the incidence of overcrowding in Albuquerque. Finally, a group of studies showing some of the economic effects of density and land use on a community.

The next major section is concerned with POPULATION. Various maps show the changes in distribution and size of population in the AMA between 1950 and 1960, and the distribution of population by age group. Penultimately, there is a study of Albuquerque's major minority groups. This section concludes with a resume of Mr. Stanley J. Brasher's population prognosis.

HOUSING is then investigated. First an assessment of house types in relation to family characteristics, then in relation to the neighborhood. Certain methods of assuring healthy relationships then are explored. Supplementing information uncovered in the land use analysis, the next part of this section deals with the higher density development in the AMA, both MULTI-FAMILY HOUSING AND TRAILER COURTS.

The SINGLE-FAMILY HOUSE in Albuquerque is then investigated. A comparison between owning and renting is made, followed by an assessment of the distribution of homes by value. In the next 20 years there will be a number of areas in which the character and type of development will change. An indicator showing where these changes already are evident is discussed and the AREAS OF TRANSITION outlined. Finally, vacancy rates and dilapidated and deteriorated dwellings, also associated with transition, are studied.

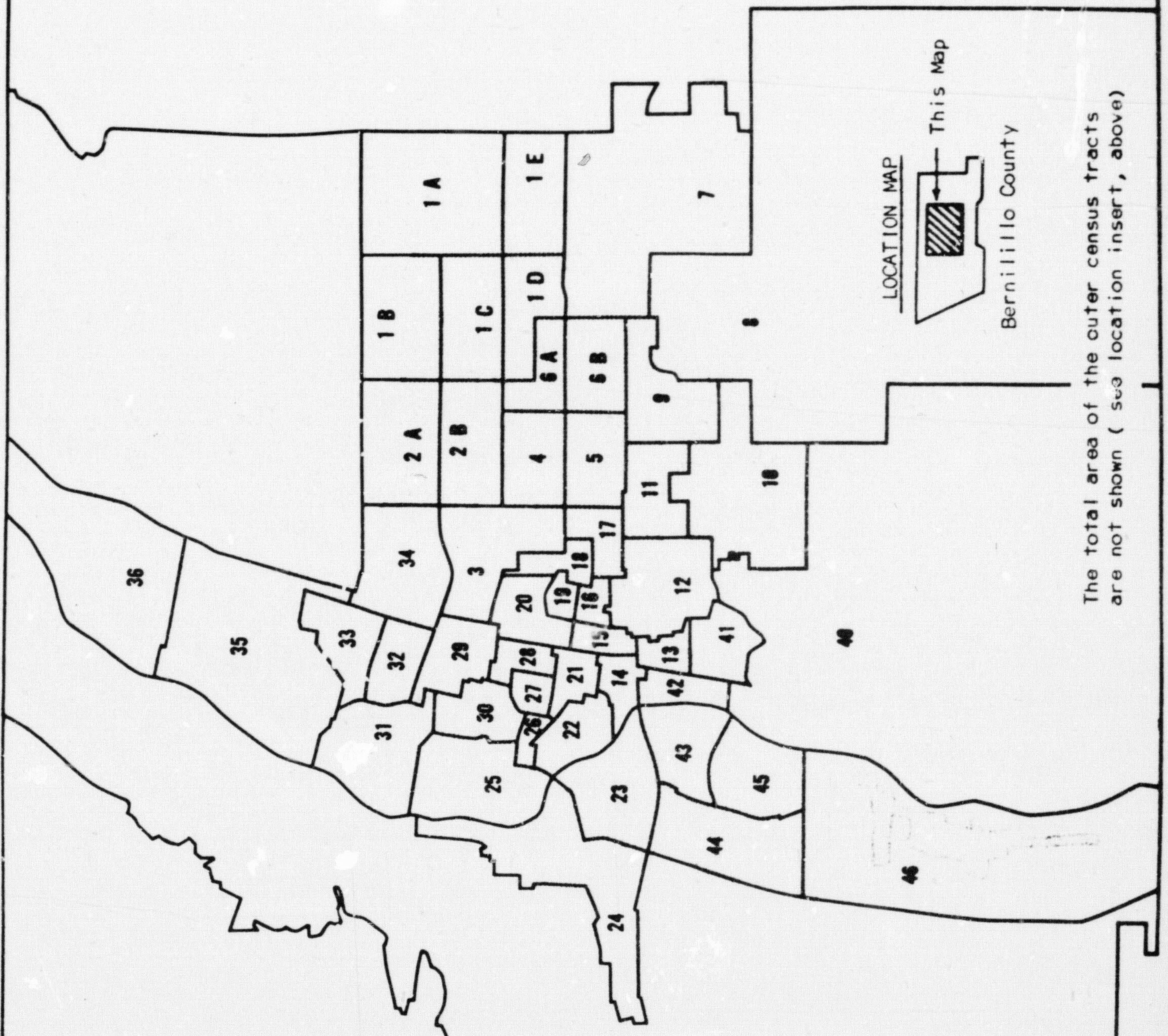
Having examined topography, land use, density, population, and housing, the next section of the Report deals with STANDARDS AND ASSUMPTIONS which will be used in the preparation of the plan for the community. These standards are based on the facts of existing land use and population in the AMA, modified by observation of the other communities or knowledge of trends.

Lastly, a report on the Land Use Plan itself is made showing that the projections are based solidly on present balance of land use and only altered where trends indicate a necessity to do so.

The Report ends with an outline of the relationship of the Land Use Plan to other elements of a comprehensive plan and a summary of current and proposed long range planning for the Albuquerque Metropolitan Area.

A 9619

DEFINING THE ALBUQUERQUE METROPOLITAN AREA (AMA)


LOCATION MAP
This Map
Bernalillo County
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1E
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1B
1C
1D
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6B
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2A
2B
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The total area of the outer census tracts are not shown (see location insert, above)

Note: As the data on which much of this study is based is compiled by census tract, an attempt has been made to define the metropolitan area in terms of these tracts. The area indicated shows in general terms the present limit of development. Those census tracts marked 19 have therefore been included in the A.M.A. calculations, and those others, marked have been excluded, except when figures for the entire SMSA have been compiled.

The AMA boundaries, so drawn, include 97.38% of the total population of the area who are living in the County.

A 9620

THE SCOPE

The scope of this Report, in relation to both area and detail, has been guided by the terms of the contract under which the study has been made[1]. Areally, the study is largely confined to that part of Bernalillo County within 5 miles of the City Limits. However there are two reasons for some deviation from this area. Firstly, the urban area is not wholly contained within it, and secondly, census tract boundaries do not recognize it.

The Albuquerque Metropolitan Area (AMA) boundaries, therefore, have been drawn to follow the boundaries of those census tracts which contain most of the developed area. As the sketch map opposite shows, the AMA comprises all of the census tracts in the Albuquerque Standard Metropolitan Area (Bernalillo County) except Census Tract 37 (north of the City Limits and east of Edith NE), Census Tract 38 (the Sandia-Manzano Mountains area), Census Tract 39 (Isleta Pueblo), Census Tract 47 (the largely undeveloped part of the West Mesa), and Census Tract 48 (the area west of the lava flow). It should be noted that there are problems of an urban nature in the Sandia Mountains, but these have been construed as being beyond the limits of this particular project. Furthermore, a preliminary plan for the mountain area was completed by the Planning Department for Bernalillo County in late 1960.

The general level of detail of this project is closely related to the type of information to be derived from viewing a map of Albuquerque at a scale of 1":2,000' and in relation to the major categories of land use outlined elsewhere in this Report. Land use information has been derived largely from 1":200' for much of the North & South Valleys. It was found that intensive land uses are so dispersed in these areas that the necessary degree of accuracy was not possible at the scale of 1":2,000'.

The basis for population studies has been the various surveys released by the Bureau of the Census from the 1960 Census. Although block statistics are sometimes available[2], this Report, being outline in nature, has concentrated on the census tract level of investigation. The information has been related to the developed area of the census tract where this seems more pertinent and meaningful. Calculations of population potential and trends in the economic base of the community are derived from recent studies made by Mr. S. J. Brasher[3].

The implications of the above approach are clear. Its virtue lies in providing a relatively quick and inexpensive assessment of the existing pattern of development in the AMA, and on this basis, a plan which outlines in broad strokes the Albuquerque of 1980. Although this project is a prelude to more detailed studies which should quickly follow, it is not a "stopgap", to be discarded at a later date. Rather, it is a firm foundation to more detailed studies which, though they may modify, will tend to supplement rather than supersede it.

[1] See N.M. P-2 "Scope of Work" in the Appendix of this Report.

[2] The Bureau of the Census usually collects block statistics only for communities of 50,000 or more. Special arrangements should be made with the Bureau to make such statistics for the County in their 1970 Census.

[3] "Report on the Economic Base & Population Trends to 1980", S. J. Brasher, 1961.

A 9622

SUMMARY

THE LAND USE REPORT IN BRIEF

INTRODUCTION (Pages 1 - 3)

This study concentrates on the developed area of the County. The Albuquerque Metropolitan Area (AMA) comprises all census tracts except No.'s 37, 38, 39, 47 & 48. Emphasis is on the developed part of the remaining tracts which contain 97% of the total developed area of Bernalillo County.

CLIMATE (Pages 17 - 19)

Albuquerque, situated in a high (5,000 - 7,000 ft.), protected valley, has an excellent mild climate. Rainfall is low (8" per annum) as is the humidity. Winds are usually light, and hurricanes unknown. The sun shines 75% of the time.

TOPOGRAPHY & DRAINAGE (Pages 21 & 22)

The AMA is outlined by the Sandia-Manzano Range to the east, the lava flow to the west, Tijeras Canyon on the south. There are no major topographic features to the north.

Natural drainage has been disrupted by development. A major flood control dam is a necessity to protect the valley area. The Rio Grande itself is not naturally confined to one channel, but since 1927 has been controlled by the Middle Rio Grande Conservancy District.

THE INFLUENCE OF MAN (Pages 23 - 29)

This section discusses, by area, the current use and potential of the AMA.

LAND USE IN ALBUQUERQUE (Pages 30 - 33)

This study shows Albuquerque to be a low density city with an average of 10 persons per developed acre. Two-thirds of the developed area is in residential use. 95% of this is in single-family development at this time.

Public and semi-public uses, the next largest category, is swelled by schools and airports. Standards for these uses have increased over the last few years. Next in importance is industrial land which also follows a trend to less intensive use than in the past. Commerce uses as much land in the community as industry. It is noted that much of the AMA's commerce still is tied to strips along the arterials, but there is a trend toward shopping centers and the subsequent outdating of much of the commercial strips.

Land in parks and multi-family use is the smallest in the community. There is an adequate amount of vacant land for future development. The dangers of "leapfrogging" in the built-up area are apparent and should be countered.

A 9623

SUMMARY

ALBUQUERQUE'S LAND USE COMPARED (Pages 34 - 40)

The AMA is compared with Tucson, Phoenix, and Miami, together with two averages for cities of a size similar to Albuquerque. The AMA has the largest amount of single-family land and the least in multi-family use. Commercial use is average, although with a complete changeover to centers, it may be less in the future. Industrial use is a high average in the AMA, but the community has a low average for public and public-open uses. The latter is somewhat balanced by the Cibola National Forest on the edge of the city. Development in the AMA is likely in multi-family housing, public and semi-public uses, but may be slow for a few years in single-family development.

Commercial land is liable to remain proportionately the same with the possibility of a slight decrease in acreage. Activity will include changeover to more modern shopping centers. Industrial ratios and parks and recreation use may increase.

ZONING & LAND USE (Pages 41 & 42)

Zoning should follow the balance of land use, otherwise over-development to the detriment of the community and the entrepreneur may result. There is reason to believe that the community is over-zoned in commercial uses. All other zones appear reasonably balanced, although there may be need for further zoning for multi-family development. Large vacant areas within the urban fringe may be partly attributed to mis-zoning.

DENSITY (Pages 44 - 47)

In a study of over-all density, it is shown that the community is needlessly paying for vacant land within its midst. Legislation should discourage this, for in 20 years the community may, following the present pattern of growth, take into its orbit 100 sq. mi. of bypassed land at tremendous expense and with little, if any, benefit. Because of the effect of increased size, the community's over-all density of development is liable to increase from 10 to 12 persons per acre. Assuming that the city will have become entirely developed by 1960, the urbanized area will, at this density, stretch between 5 and 26 miles into the county.

The study of the gross effects of standards on density shows that 12 persons per acre is not high. If the city were entirely developed in 70' x 100' lots, the density would be no more than 12.5 persons per acre.

SUMMARY A 9624

DENSITY & LAND USE BY CENSUS TRACT (Pages 48 - 54)

A series of 12 density maps were devised. These were the major findings:

1. Most of the city is developed at between 10 & 20 persons per acre.
2. Higher densities (20 - 30 persons per acre) are to be found around the CBD.
3. Census Tract 42 is the only area exceeding a density of 40 persons per acre.
4. Usually there is less than 4 homes per acre in the AMA, and less than 2 on the periphery.
5. The highest home density is along Central between the CBD and the State Fairgrounds.
6. The CBD tracts show 30 - 40 rooms per acre. This is ringed by an area of 20 - 30 rooms per acre. Parts of the Heights and the Valley area have 10 - 20 rooms per acre, and the outer areas less than that.
7. Densities in the AMA would be uniformly low if they represented crowding of single-family development.
8. The highest number of dwellings per capita is along Central from the Rio Grande to Wyoming. This is the area of the smallest families and the largest number of individuals.
9. Overcrowding (persons in rooms) is scattered around the CBD fringe. The areas include Martineztown, Barelas, San Jose, northwest of Old Town, in the South Valley between Arenal, Tapia, Barcelona and the river, and along Edith north of Candelaria.
10. In each case, census tracts exhibiting overcrowding also have a higher than average number of children per family.
11. Small families, couples, and individuals average the highest number of rooms per capita. This is to be seen along Central from Fourteenth to Wyoming.
12. Residential density by family is highest around the CBD and along Central to Wyoming. The Northeast Heights and inner North Valley are on a par and next in line. Density of families thins out at the extremes of the Valley area.
13. The average house size varies from 3 to 4 rooms around the CBD, 4 to 5 in the Valley and outer Southeast Heights, and 5 to 6 in the Heights.
14. The average family size for the community is 3.8. No census tract has less than an average of 3.0. In general, the larger families are in Barelas-San Jose.
15. Distribution of individuals is the reverse of families. They are concentrated in the CBD and along Central Avenue.

ECONOMIC FACTORS (Pages 55 - 58)

Economic factors other than economic base information is then discussed. Both extremely high and low densities are costly, though high density costs are largely privately paid for, whereas low density is often publicly paid for in increased taxation and utility rates which are shared by all. How ever personally desirable, low density may be beyond our means to support. A calculation of the true price of living at certain densities should be made. With this information, the community can then build with the assurance that it can and is willing to pay for a certain mode of living.

A 9625

SUMMARY

POPULATION DISTRIBUTION (Pages 60 - 64)

1. About 3/4 (90,000) of those who came to Albuquerque between 1950 and 1960 moved into new homes in the East Heights.
2. About 1/10 (12,000) took up residence in the North Valley.
3. The remainder (18,000) moved west of the Rio Grande (West Mesa & South Valley).
4. About 2,000 people living in the central area in 1950 had moved out to the suburbs by 1960.
5. Workers are concentrated north of Kirtland & Sandia Bases and in the CBD.
6. Retired people, never a large number, are concentrated around the CBD and east along Central Avenue as far as San Pedro Boulevard.
7. Pre-school children are concentrated in the outlying areas. The least number are found in the University-Kirtland area and from the CBD to the Rio Grande.
8. More than 2/3 of all Albuquerqueans are home owners, but one can rent a home in almost any part of the community.

DISTRIBUTION OF MINORITY GROUPS (Pages 65 - 68)

The offspring of the original Spanish & Mexican settlers, still 25% of the community, can and do live in all parts of the community. However they still concentrate in their ancestral Valley area, outnumbering the "Anglo" newcomer in the inner Valley areas and around the CBD. Those Spanish Americans who moved to the Heights or the West Mesa tend to be better paid than the average. In the next 20 years an even greater degree of integration is expected, but one can still expect a higher proportion of Spanish Americans in the Valley area than elsewhere.

The negro population is only 2% of the total, but they are concentrated in certain areas. Two-thirds live in only 9 census tracts; 4,300 of the total are found in 15 of the 48 census tracts. The remaining 300 are widely scattered. This distribution pattern gives the implication that charges of housing discrimination are true. However, at least some of the close association of members of this sub-culture will be voluntary. Full investigation of the situation is beyond the scope of this project.

The Bureau of the Census' term "other races" is largely composed of American Indians in New Mexico. Basically the same size minority as the negro in Bernalillo County, they are much more evenly distributed. The only large concentrations are in the reservations, beyond the metropolitan area, though these account for only a quarter of the total. Metropolitan concentrations are found around the Indian School and Indian Hospital.

POPULATION TO 1980 (Pages 69 - 71)

Mr. S. J. Brasher's report shows that population in Albuquerque SMSA to 1980 may be between 336,000 - 438,000 in 1970, and 434,000 - 664,000 in 1980.

A 9626

SUMMARY

PEOPLE & HOUSING (Pages 72 - 75)

Logically, an individual should change his accommodation as his housing needs change. The creation of a home is important to most people. To make a community livable there should be an adequate supply of all types of homes from a apartments to single-family residences.

Single-family dwellings always will predominate in the city unless land costs preclude it. However, a city also needs apartments and town houses to adequately serve its population's needs.

The neighborhood concept, to be truly useful, must be refined to accommodate the attraction of certain age groups to particular areas of the city. In an area where children do not dominate, some focus other than, or supplemental to, the elementary school will have to be found for the neighborhood.

Variety in the neighborhood is essential. The "texture" of a neighborhood will depend on its situation to the whole city. Density control by general area should be used to supplement zoning and building regulations to assure diversity within an area. This can be done without unduly stifling ownership or architectural prerogative.

Areas are rarely static. If original site planning control include (1) siting of a building to allow for legal expansion, and (2) delineation of areas where building expansion is undesirable, better subdivisions would result, and the Board of Adjustment would be relieved of an onerous task.

HIGH DENSITY DEVELOPMENT (Page 76)

High density development is thinly scattered throughout the AMA, though apartments containing more than 4 units are quite rare. As may be expected, permanent buildings of this kind are concentrated near the heart and spine of the community - around the CBD and along Central Avenue, especially in the vicinity of the University and the Bases. On the whole, trailer courts are found on the fringes of the developed area, and as development increases in the AMA, many will be replaced with more permanent structures. It is pertinent to note that the distribution of high density development does not always coincide with the high population density areas.

TRAILER COURTS (Pages 77 - 79)

A local survey shows trailers to be only a small fraction of the total developed area in the AMA. The courts are usually small, two-thirds have 20 trailers or less. They are traditionally associated with arterials, and, until recently, they have been built almost exclusively on commercially-zoned property. However, the latest and largest have used the SU-1 (Special Use) zone and are well-designed subdivisions.

Trailer courts need not be an eyesore or devalue adjacent property. National statistics show trailer owners do not differ appreciably from a general cross-section of the community. National trends suggest that trailers may increase in importance in the community.

SUMMARY

A 9627

SINGLE-FAMILY DWELLING (Pages 81 - 84)

Supplementing land use density and population information already cited, the distribution of dwellings by their value indicates the quality, size, newness, and density of dwellings. Values vary considerably within a census tract, but the tract level of investigation gives an interesting and informative broad picture of value distribution.

The highest value is in the north part of the Heights and in the Chi Omega and Castle Additions. These areas average between $15,000 and $19,000 homes, but the houses may range well beyond $30,000 in value.

Lowest values are south of the CBD in Barelas and South Broadway, in Martineztown, and in part of the South Valley. Homes average between $5,000 and $7,000 here. Other studies have already evidenced a considerable degree of dilapidation and deterioration in these areas.

Medium value typifies the remainder of the community, including the CBD area This indicates that despite decay in certain section of the downtown area, up-zoning may be in order to protect the large investment in other parts of the downtown fringe.

Rental units, where available, follow the above pattern generally.

INDICATIONS OF CHANGE (Pages 85 - 88)

As a community grows it uses up vacant land or land with presently low value or utility, e.g., trailer courts, auto sales lots, agriculture. These latter are easily detected, but the remaining area of urban land use is only relatively stable. Growth brings change. High value areas may lose their prestige and end as slums. How can one measure the degree of change and divert it to productive ends? One answer involves a measure of the ratio between owner-occupied and rented single-family residences. It is not a finite measure, and where possible, it should be correlated with vacancy rates, blight, overcrowding, and other land use knowledge. On this basis it appears from the census tract level of investigation that the whole central area is in process of transition. Concentric to the CBD are other areas experiencing less significant change, but change that may accelerate in due course. Areas so far stable are the newly-built East Heights and the outer North & South Valleys.

DILAPIDATED & DETERIORATED BUILDINGS (Pages 89 & 90)

Change has reached a dangerous level in certain parts of the community. Here and there buildings are abandoned or allow to "go to seed", affecting surrounding properties like an epidemic. Blight is particularly apparent in Barelas and San Jose, and may be seen in areas near Old Town and in Martineztown. The city's present urban renewal program is wisely concentrated on rehabilitating a fringe area. However, much more needs to be done before all areas in the AMA can be pronounced healthy and pleasant places in which to live.

SUMMARY

A 9628

STANDARDS (Pages 92 - 103)

New development should be based on observation of existing use of land, modified by knowledge of trends and the effects of growth. In essence, standards transform years of business experience into tools for fashioning the future.

LOCAL COMMERCIAL (Pages 93 - 96)

To fulfill its purpose, zoning must be primarily based on need. To supplement the economic report, now mandatory under the shopping center ordinance, certain measures must be devised. The Denver Standards, the result of a "701" Project, published last year, have been adapted to local conditions and checked against other studies.

OTHER COMMERCE (Pages 97 & 98)

The thorough investigation of non-shopping center commercial uses in the AMA is beyond the scope of this Report. However, for completeness of information, a table of standards for these uses is included from Tulsa's 3-year Comprehensive Plan. This Plan was a "701" Project, published in 1960.

RESIDENTIAL (Pages 99 & 100)

Albuquerque's present density is low, even in comparison with like communities, and will remain low in the future. However, a conservative estimate suggests that the over-all density will increase from 10 to 12 persons per acre. The AMA's proportion of multi-family development is especially small. Although it may not grow to match Tucson's or Phoenix's proportion, it is likely to reach Miami's proportion of 1 in 10 residential acres devoted to multi-family uses.

INDUSTRY (Page 101)

The AMA's average, .98 acres per 100 population, is currently slightly higher than the other communities examined. However, to assure both an adequate gross acreage and to provide a diverse selection of sites, a higher average of 1.4 acres per 100 population is suggested. This approximates the average Bartholomew formulated from examination of 33 satellite communities. A more detailed study of Albuquerque's industrial needs will be necessary to check the validity of this ratio.

OTHER STANDARDS (Page 102)

Standards for such diverse social facilities as churches, bowling alleys, out-patient clinics, and libraries are outlined.

Standards for public facilities are not noted in this Report, but are included in "Public Facilities Outlined".

A 9629

SUMMARY

LAND USE PLAN (Pages 104 - 112)

A land use plan is a two-dimensional guide to the realization of a four-dimensional object: the balanced city of the future. It shows the expected land use needs and relationships in an area over a span of time. Needs are assessed by equating two factors - future population and future average per capita land use. Relationships are created by the inter-action of the present development pattern with a theoretically balanced future pattern, and modified by topographic and land vacancy considerations.

S. J. Brasher has supplied three population estimates for the SMSA which have been adjusted to account for only those who will be living in the AMA. The highest population so adjusted is 631,000 by 1980. By using this maximum figure, flexibility is built into the Plan. It allows for private initiative without undue spread of the community. Development beyond the Plan area, however, is not likely to be necessary or desirable. Unless adequate proof of the desirability of such development can be shown, it should be vigorously opposed. In this way, the tax base and the public welfare will best be served.

LAND USE NEEDS TO 1980

Residential land, being such an important element in the build-up of a community, has been studied separately. Simply stated, the amount of residential land needed depends on the density of development. A gross density designation for an area describes in technical terms its broad character. Different measures of density are related to more commonly understood terms in the table below.

TABLE I

PREDOMINANT HOUSE TYPES ASSOCIATED WITH AVERAGE RESIDENTIAL DENSITIES

Average Density per Residential Acre			Density Designation	Predominant House Type[1]
Persons	Homes	Rooms		
Less Than 10	Less Than 3	Less Than 12	Low	Single-Family
10 - 25	3 - 6	12 - 30	Low - Medium	" "
25 - 45	6 - 12	30 - 50	Medium	" " & Garden Apts.[2]
45 - 70	12 - 20	50 - 80	Medium High	Garden Apts.

[1] Except in extreme cases, there will be room for many other house types within a certain community. House types cited are, therefore, not necessarily exclusive in an area. Such delineation is more properly the function of deed restrictions or the zoning ordinance.

[2] Garden apartments may include such house types as patio house, maisonette, town house or row house.

SUMMARY

A 9630

In order to create a balance of density areas, deviation from current conditions is recommended as follows:

TABLE II

RESIDENTIAL ACRES/100 POPULATION, 1960 - 1980 AT VARIOUS GROSS DENSITIES

Area Density Designation	AMA 1960	AMA 1970	AMA 1980
Low	1.7	1.6	1.5
Low - Medium	4.8	4.7	4.6
Medium	1.1	1.1	1.1
Medium High	-	.2	.4

Similarly adjusted, the table below indicates the per capita land use needs for all uses over the 20 year period.

TABLE III

LAND ALLOCATION, ALL USES, AMA, 1960 - 1980

Category	AMA 1960	AMA 1970	AMA 1980
Residential	7.6	7.6	7.6
Commercial	.9	.8	.7
Industry	1.0	1.2	1.4
Public & Semi-Public	1.5	1.5	1.4
Parks & Recreation	.5	.7	.8

On this basis and including an allowance for vacant areas within the urban fringe, the following table shows the maximum total land use needs for the AMA to 1980.

TABLE IV

SUMMARY OF AMA LAND USE NEEDS, 1960 - 1980

Period	Population Increment	Developed Area Increment	Vacancy Allowance	Total Area Needed
1960 - 1970	164,777	19,117	8,276	27,393
1970 - 1980	211,004	24,898	6,122	31,020
1960 - 1980	375,781	44,015	14,398	58,413

A 9631

SUMMARY

LAND USE NEEDS & OPEN LAND (Pages 108 & 109)

A study of open land in the AMA indicates that there is more than an adequate supply of buildable land in the near vicinity of the presently developed area.

Two categories of open land that have been included as developable for urban purposes bear individual comment. Because high quality agricultural land in the county is so fragmented by the ownership pattern and urban intrusion, for the most part, its remaining in agricultural use in 1980 is very unlikely. Every attempt has been made, however, to retain the general character of these areas by the designation of appropriate density classifications. Certain large holdings that might well be preserved have been classified "public and semi-public open space".

Also, large sections of the Valley are at present subject to flood. Although development within these areas cannot be encouraged until flood prevention measures are enacted, they have been included in the developable area on the assumption that flood control will be in effect by 1980. The significant capital investment now existing in the floodable area makes such an assumption reasonable.

DISTRIBUTION OF LAND USES, 1980 (Pages 110 - 112)

Goals: To preserve and enhance the presently developed area where possible, and to accommodate the expected population influx in such a way that a vital, balanced community is created.

Factors:
1. The pressure of population will change the scale of the AMA and conditions in certain areas. Trends to change must be recognized and productively controlled.
2. Every existing building will be 20 years older in 1980. Some replacements will be necessary.
3. Substantial dwellings may remain anachronistically in areas subjected to change. Many of these can be physically moved to more appropriate sites.

Principles - Developed Areas:
1. Preservation of sound development.
2. Recognition of area character.

- New Areas:
1. Consideration of the land owner's wishes through evaluation of current zoning.
2. Realization of the impact of the completed freeways and enhanced arterial pattern.
3. An attempt to tie in outlying development with the remainder of the community.
4. Topography, drainage, availability of utilities and economy of installation.
5. Distance from the presently developed area.
6. Ownership pattern.
7. Condition of land (developed, subdivided, master planned, raw acreage).

SUMMARY

A 9632

Consideration of these factors gives a rational basis for choice and help to evaluate alternative sites where there is more than an adequate amount of available land as in the AMA.

An attempt has been made to discover the areas with the highest development potential. At the same time, less endowed sites in close proximity to the AMA, 1980, are shown as alternative sites. However, all possible sites cannot be developed until the AMA has a population of 750,000 to 800,000.

SCATTERATION PROBLEM

Thinly scattered development over a large area is a recurrent AMA problem. As maximum conditions are assumed in the Plan, areas outside the Plan Area should be carefully scrutinized before being approved for development. If approval is considered advisable and reasonable, a reorganization of the Plan Area should be made to avoid over-extension of the AMA in all directions.

RELATIONSHIP OF LAND USE PLAN TO OTHER ELEMENTS (Pages 113 - 117)

City planning helps to secure a vigorous future for a community. It consists basically in organizing future land use needs in a manner that takes into account the physical elements of a community's situation and its present stage of development so that the most satisfying and economical Plan results.

Many land uses are so complex in themselves that individual plans for these uses have to be drawn. To assure that all plans work together toward the same end, it is necessary to have one Plan which depicts, in general terms, the effects of the inter-relationship of these more detailed plans. The Land Use Plan seeks to fulfill this need.

The Land Use Plan is a climax in the planning process, but it is not an end in itself. It must be followed by means of detailing and implementing it. Coordinated programming, capital budgeting, and master planning of public works is needed. Methods of minimizing conflict and maximizing benefits to developers and the public at large must be implemented. These include detailed master planning and the legal tools of subdivision and zoning ordinances. Sometimes, because of the pressure of current development, these latter are effectuated prior to the formulation of a Land Use Plan. When this occurs, as in the City of Albuquerque, they must be regulated to mirror the Plan. Otherwise they may impose an arbitrary pattern on the community that will work against its best interests.

A 9633

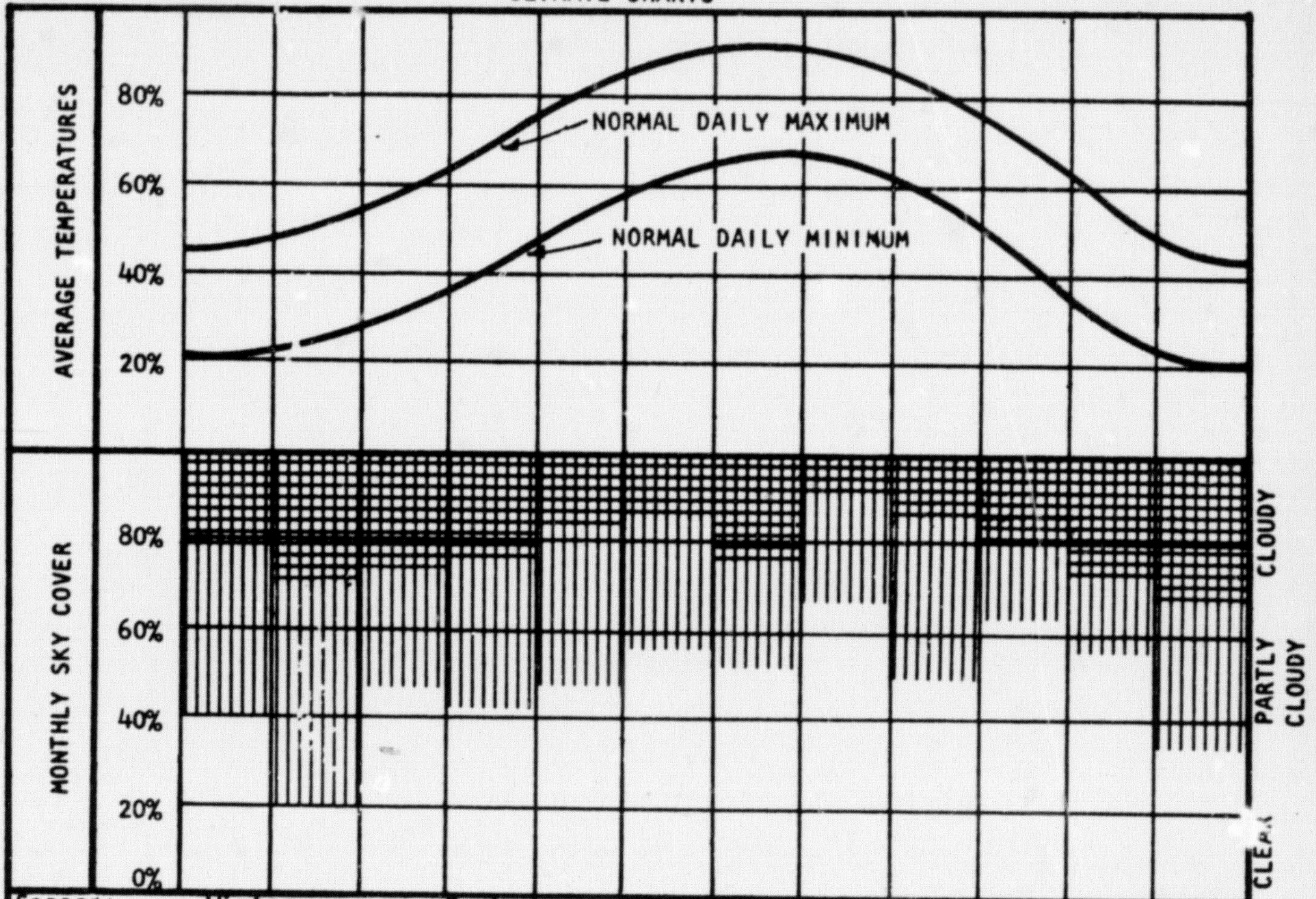
X-RAY

SURVEY

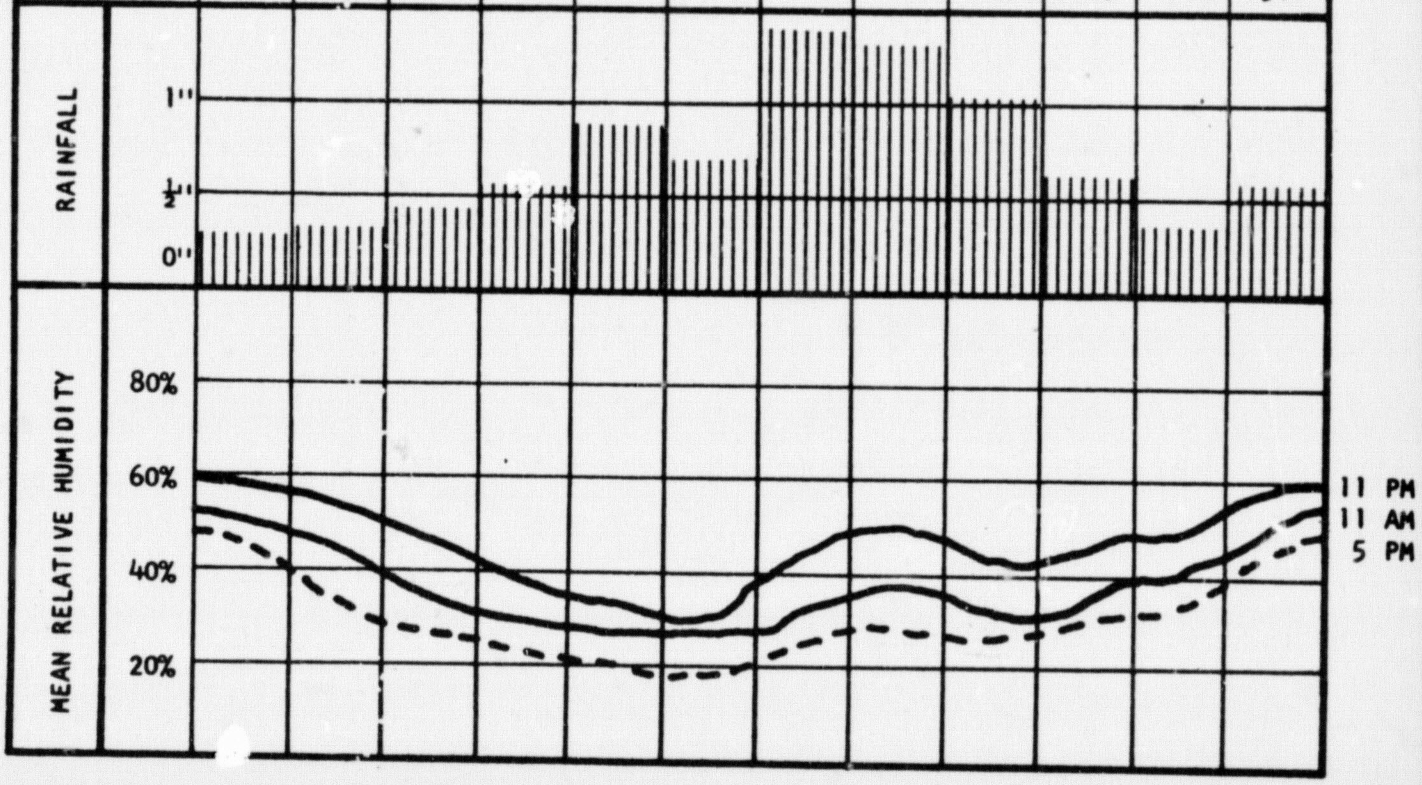
A 9634

& ANALYSIS

CLIMATE CHARTS



Season:	Winter			Spring			Summer			Fall		Winter
MONTH:	Jan.	Febr.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
WIND	NN 8.2	N 8.8	NW 10.2	SE 11.1	SE 10.5	SE 9.9	S 9.2	SE 8.1	SE 8.1	SE 8.3	N 8.0	NN 9.0



CLIMATE

Albuquerque is situated at latitude 35°03'N and longitude 106°37'W. It is sited in the Rio Grande Valley, some 60 miles south of Santa Fe. At an elevation varying from 5,000 - 7,000 ft., it is sheltered from all but the most severe continental air movements by the Sandia and Manzano Mountains which rise to peaks of 10,000 ft. several miles east of the city.

Microclimatically, variations in altitude within the metropolitan area give considerable local diversity. Differences of 10° between the valley and mesa areas are not uncommon. Climatically, the entire area belongs to the high altitude continental classification.

Precipitation

Over the past 26 years, the average annual rainfall has been no more than 8". 3" of this usually fall in thundershowers during July and August.

Snowfall is generally light. Normally about 1" falls on an average of once every 12 days during December and January and melts after a few hours. In some seasons there is no more than a trace of snow, but occasionally there has been as much as 16" over the two month period. In contrast, only a few miles from the city, at La Madera Ski Area on the east slope of the Sandias (8,700 - 9,600 ft.), sufficient snow accumulates for skiing from mid-November to March.

Temperature

The average daily temperature range is relatively great, but extremes are rare. From June through August about 2 out of 3 days may average above 89°, but it will reach 100° only 3 days in the year. Summer nights are almost invariably cool and comfortable.

During December and January daytime temperatures average almost 50° with only 2 days when the temperature does not rise above the freezing point. Night temperatures rarely drop below 20°.

Humidity

The air is dry with an average annual relative humidity of approximately 43%. June, the driest month, has a daily average of 20%. For the rest of the year, the average for the warmer part of the day is 30%.

Wind

Winds normally are light, and hurricanes are unknown in the area. The mean hourly wind speed for the year is only 9 MPH. The prevailing direction from April through October is from the southeast with the exception of July (wettest and hottest month), when it is from the south. From November through January, winds prevail from the north, veering to the northwest during March.

Dust Storms

Although wind speed is normally low, velocity occasionally increases to gusts of more than 25 MPH. After periods of little or no precipitation, such winds may pick up dust. Winter precipitation is low, and Spring wind velocities are the highest of the year. One may, therefore, expect the largest number of storms in the Spring, though they may occur in any season when dry, windy conditions prevail. Over the last 16 years, observations at the airport show that there has been an average of 23 days annually when there has been blowing dust. The storms range from a few minutes' duration to half a day, with a mean average of about an hour and a half. The total hours of blowing dust average 168 per year, which is only 1.8% of the aggregate. Records of blowing dust have not been kept for other parts of the AMA.

Sunshine

An abundance of clear sunny days is the outstanding year-round characteristic of Albuquerque's climate. Over the year, the sun shines 76% of the time from dawn to dusk.

Summary

Albuquerque, situated in a high, protected valley, has an excellent climate. Extremes of temperature are rare. Summer days are warm, but the nights are cool. Winter days are mild, and night temperatures rarely are excessive.

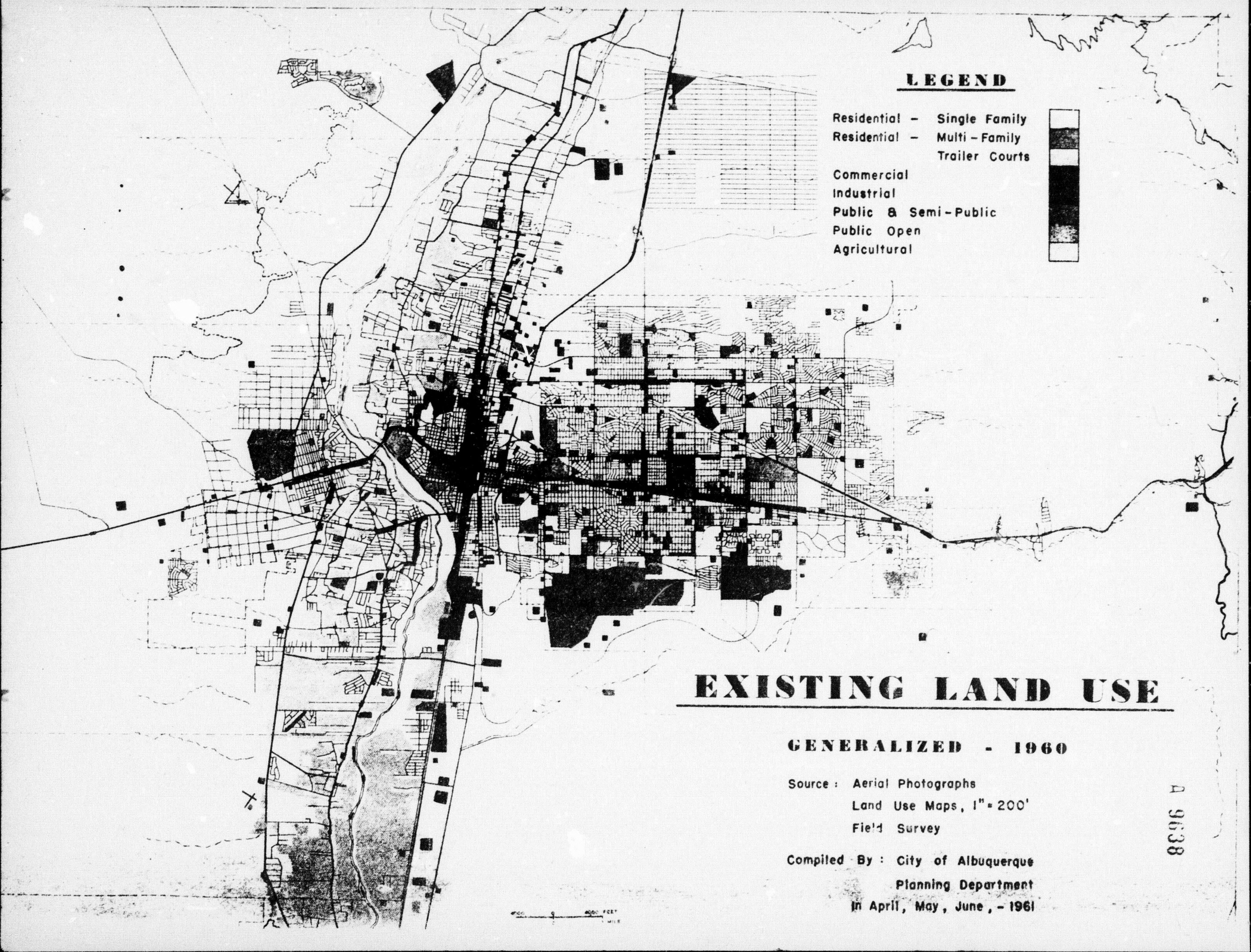
Rainfall is low. Of the 8" that fall annually, almost half occur in thundershowers during July and August. The humidity is equally low.

Hurricanes are unknown in the area, and winds usually are light. During the winter, north winds predominate. For the rest of the year, the wind blows mostly from the southeast. Blowing dust is Albuquerque's only climatic problem, but this is of minor importance and will no doubt diminish as the city develops its vacant spaces.

Of greatest significance is the abundant sunshine, for three quarters of our days are clear and sunny.

There are not sufficient weather stations in the area to measure micromatic differences that are known to exist.

Note: This Section is based largely on information supplied by G. F. Von Eschen, U.S. Meteorological Service, Albuquerque Municipal Airport.


LEGEND
Residential – Single Family
Residential – Multi-Family
Trailer Courts
Commercial
Industrial
Public & Semi-Public
Public Open
Agricultural
4000 0 4000 FEET
1 MILE

EXISTING LAND USE

GENERALIZED - 1960

Source : Aerial Photographs
Land Use Maps, 1" = 200'
Field Survey

Compiled By : City of Albuquerque
Planning Department
In April, May, June, - 1961

A 9638

LAND FORM & LAND USE

A 9640

TOPOGRAPHY AND DRAINAGE

Strong topographic features outline the Albuquerque Metropolitan Area. Towering several thousand feet above the mesa and valley, the most spectacular is the Sandia-Manzano Range just east of the city. Tijeras Pass, carved by the Tijeras Arroyo, is the only major break in the range. Tijeras Arroyo, draining up to 100 sq. mi. of mountain country, has eroded a deep canyon across the mesa forming the southern boundary of present developement.

The East Mesa stands as a shelf above the Rio Grande Valley. It is almost flat except where water has eroded channels (arroyos) across it. Though usually dry, the depth and extent of these arroyos indicate with what intensity the little rain we have falls. The arroyos create a definite pattern, unfortunately ignored by the original gridiron layout of the Northeast Heights, but followed by the Pan-American Freeway (ISR 40) now under construction.

Between the arroyos, natural drainage creates a lace-like pattern across the mesa. Much of the run-off trickles through this intricate system, seeping into the porous, sandy soil on its way to an arroyo and the river. This pattern is destroyed when an area is developed and roads are blacktopped. Thus, run-off is intensified, increasing the danger and extremity of flooding in the valley area.

Floods in 1941 and again in 1955 caused over a million dollars' damage. The Corps of Engineers, working with the Sandia Conservancy District (a body legally charged with controlling flooding in the area) produced plans for two diversion channels to intercept the arroyos and deflect the run-off from the valley to the river itself. Progress on carrying these plans into effect has been slow, partly through public misunderstanding and partly through the proposed method of assessment which the courts have ruled inequitable. The Sandia Conservancy District was finally abandoned this year (1962).

The water from the mountains is only part of the flood problem. In the spring, the Rio Grande is a turbulent river not naturally confined to one channel. Carrying a heavy load of silt, it builds up its bed only to seek lower channels across adjoining farm land. In 1927, the State Legislature created the Middle Rio Grande Conservancy District to bring the river under control and to irrigate the adjacent farm lands. For this purpose, levees, riverside drains, and irrigation ditches have been constructed from Pena Blanca to Elephant Butte and are characteristic of the valley area.

The Conservancy District has had a continuous problem for though the river has been channeled, silting of the river bed raises its surface level which, during the spring, already is several feet above Fourth & Second Streets. Continuous silting also fills the drains at the rate of about 1' every 6 years[1].

West of the river there are two mesas. The lower mesa is only about 1 - 3 miles wide. The upper mesa, or lava flow area, stands some 100 ft. above it, topped by 5 cinder cones of extinct volcanoes[2].

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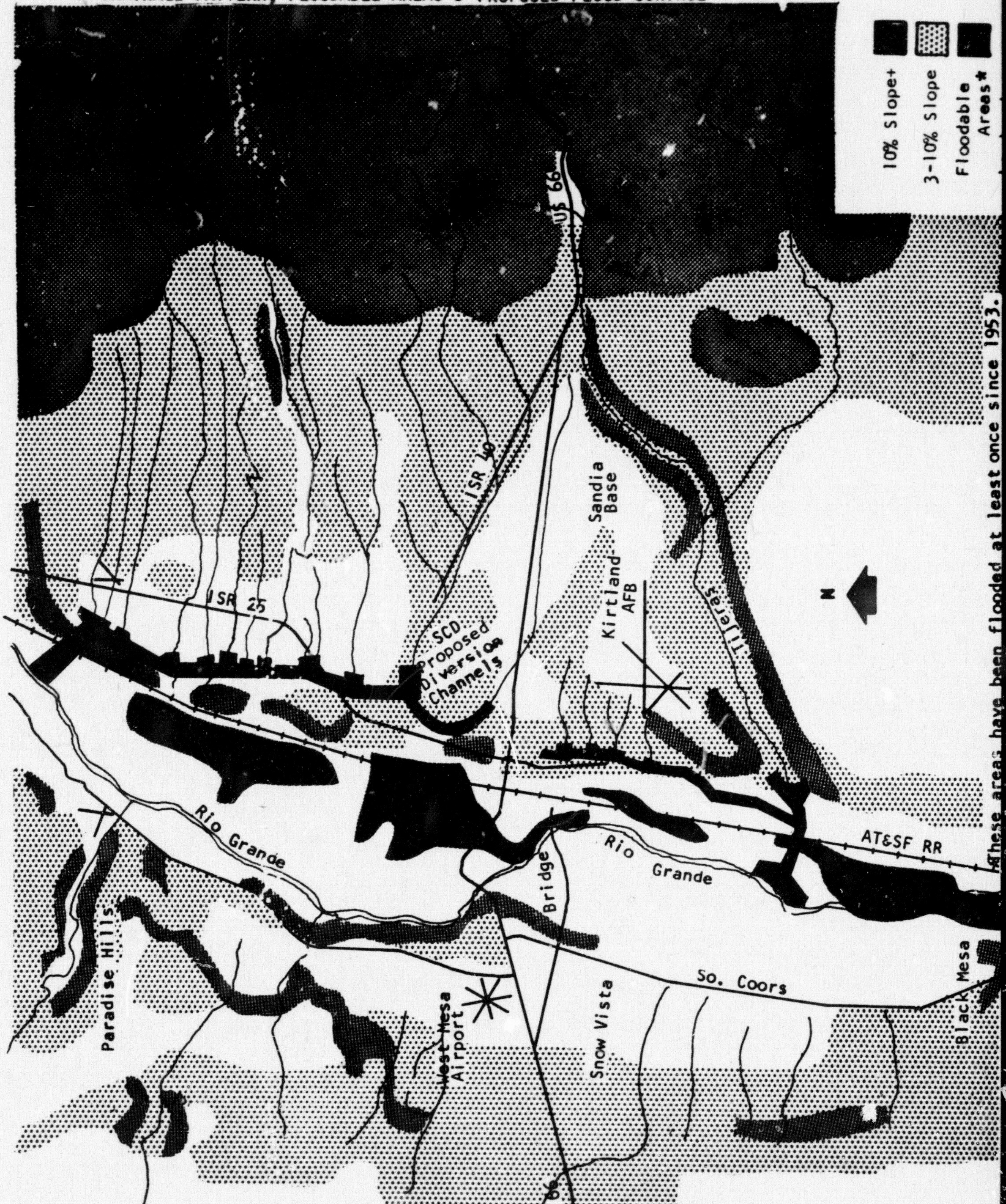
[1] MRGCD information supplied verbally by Hubert Ball, MRGCD Engineer.

[2] Being such an important landmark, it is unfortunate that the most prominent of these has been desecrated through the mis-guided exuberance of local college students.

A 9641

DRAINAGE PATTERN, FLOODABLE AREAS & PROPOSED FLOOD CONTROL


10% Slope+
3-10% Slope
Floodable Areas*
US 66
ISR 40
ISR 25
SCD Proposed Diversion Channels
Sandia Base
Kirtland AFB
Tijeras
N
AT&SF RR
Rio Grande
Rio Grande
Bridge
Paradise Hills
West Mesa Airport
Snow Vista
So. Coors
Black Mesa
US 66

*These areas have been flooded at least once since 1953.

A 9642

THE AMA & ITS PHYSICAL SETTING - A Summary of the Land, Its Use & Potential

The notes that follow outline briefly from east to west the characteristics of an area, its present use, and its general potential. The names for each area, delineated on the map opposite, are those in common use.

LAVA FLOW

Situation: West of the West Mesa and east of the Rio Puerco Valley (not shown on the map).

Characteristics: Eroded volcanic cones surrounded by a layer of lava several feet thick which has protected the native rock from erosion, hence it stands as a cliff some 100 ft. above the West Mesa. It is a flat plain, tilted generally in an easterly direction. The soil is thin, and with only slight rainfall, the area will naturally support only sparse desert flora -- coarse grasses and small succulents.

Present Use: A large area is at present being used as a site for an M.I.T. program of cosmic research. Its isolation from man-made interference and atmospheric pollution makes it ideal for this purpose. There is a market for the volcanic ash for ornamental garden uses which is being exploited in a small way at this time. It also provides grazing for a small number of cattle and sheep[1].

Potential: The area around the volcanoes commands a magnificent panoramic view of the Sandia, Manzano, and Sangre de Cristo Mountains and the Rio Grande Valley. The volcano area will make a worthwhile regional park and picnic area. It is earmarked for this use at present. Residential uses may be limited for some time because of the expense of cutting through the hard basalt to lay water and sewer lines. Furthermore, the area's steep edge makes access difficult and expensive. Other sections of this Report show little need to extend the residential area onto the lava flow within the next 20 years, though there may be need for an airport site[2].

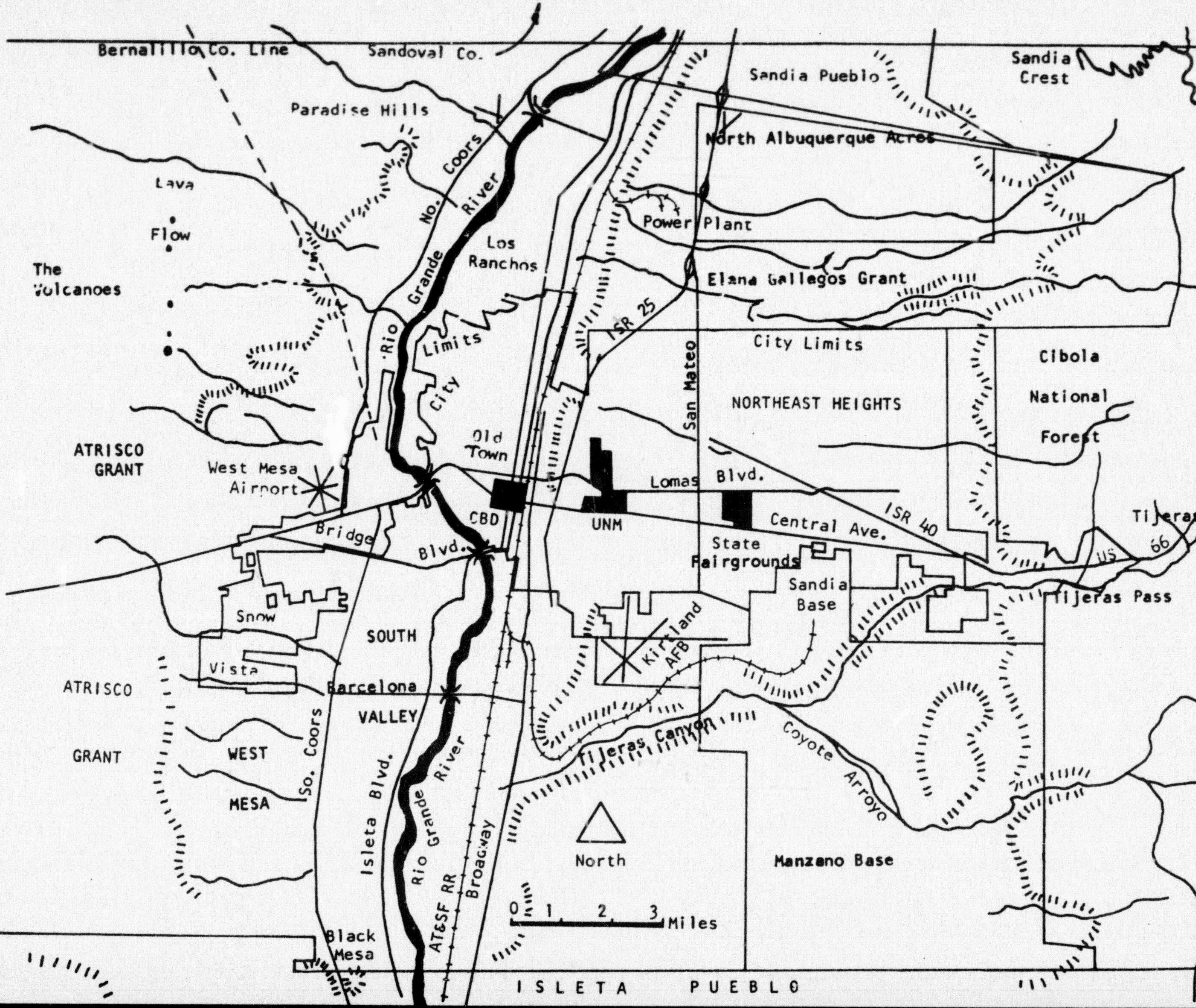
WEST MESA

Situation: The West Mesa forms a shelf between the higher lava flow and the river valley. North of Central Avenue (US 66) it stretches to the river where it abruptly ends in a steep cliff except in the vicinity of the Alameda Bridge where there is a small pocket of valley area west of the river. South of Central Avenue, the mesa stretches to a cliff face, followed more or less by Coors Boulevard with the South Valley lying below it.

Characteristics: The soil is thin and sandy. Water is scarce. That which falls on the area seeps quickly through the thin, sandy soil or rushes down its arroyos. It is naturally dry, windswept, and treeless, but it can be made habitable by careful watering and tending. It, too, shares the western view of the valley and mountains.

[1] See "Agriculture", Page 33.

[2] Verbal information from Mr. Clyde Sharrer, Municipal Airport Manager.


Bernalillo Co. Line
Sandoval Co.
Sandia Pueblo
Sandia Crest
Paradise Hills
North Albuquerque Acres
Lava
Flow
No. Coors
River
Power Plant
The Volcanoes
Los Ranchos
Grande
Elena Gallegos Grant
ISR 25
Rio
City Limits
City Limits
Cibola
National
Forest
San Mateo
NORTHEAST HEIGHTS
City
Old Town
ATRISCO GRANT
West Mesa Airport
Lomas Blvd.
CBD
UNM
Central Ave.
ISR 40
Tijeras
Bridge
Blvd.
State Fairgrounds
US 66
Sandia Base
Tijeras Pass
Snow
SOUTH
Kirtland AFB
Vista
ATRISCO
Barcelona
VALLEY
Tijeras Canyon
Coyote Arroyo
GRANT
WEST
So. Coors
MESA
Isleta Blvd.
Rio Grande River
Broadway
North
Manzano Base
AT&SF RR
0 1 2 3 Miles
Black Mesa
ISLETA PUEBLO

NATURAL & MAN-MADE FEATURES

A-9643

A 9644

Present Use: Parts of the West Mesa are closer to downtown than the outer areas of the Northeast Heights, and subdivision has begun in this area (Snow Vista). South Coors is sporadically developed with small gravel pits, trailer courts, commercial and warehouse establishments, and residences. The latter usually are substandard, but there are a few well-built, well-appointed homes. The area provides grazing for a small number of cattle and sheep[1].

North of Central Avenue and west of North Coors there is little development except along US 66. Here the largest urban use is a private airport. Other uses are of the highway commercial type. At the northern extremity, a new subdivision, Paradise Hills, is beginning to develop around a golf course (which proves what can be done on the mesa with water). This area has attracted two of the most recent industrial enterprises to come to Albuquerque.

On the east side of North Coors there is residential development in the small valley area near the Alameda Bridge. St. Joseph College on the Rio Grande, a liberal arts college, stands half way between Alameda and Central. Closer to Central, a neighborhood is slowly developing, encouraged by the western mountain view and discouraged by blowing dust.

Potential: Though naturally bleak and inhospitable, this area has potential for future development because of its general location in relation to the city as a whole and the magnificent panoramic view. Development on the equally bleak East Mesa has shown that man-made improvements can enhance such an area beyond recognition. Water is the main prerequisite. The airport is likely to bow out in favor of a more westerly location (see Page 23).

THE VALLEY

Situation: The Valley is divided roughly into two areas. The Rio Grande River as it passes the metropolitan area takes the form of an "S". The North and South Valleys nestle in the hollows of this "S" formation so that one is east and the other west of the river.

South Valley Situation: The South Valley is bounded by Central on the north, South Coors on the west, the river on the east, and Isleta Indian Reservation on the south. There are virtually two areas with FAS 1348, the new Barcelona Bridge Route, forming the rough boundary between them.

South Valley Characteristics & Present Use: North of Barcelona, the area is quickly becoming urbanized. The lots tend to be small and the streets haphazard, based as they are on an old agricultural pattern (see opposite). Development is concentrated around the bridging point (Bridge Boulevard) which also is the commercial center for the area. Commercial uses and population density continue south of US 85 and thin out toward Coors Boulevard. Development clings to the roads with farm land still used or lying fallow behind.

South of Barcelona the area is more thinly populated, and the lots usually are larger. However, the character of the area is changing, with Adobe Acres, the South Valley's first tract development, slowly growing just south of FAS 1348. A new senior high school opposite proclaims the School Board's recognition of residential growth in the area.

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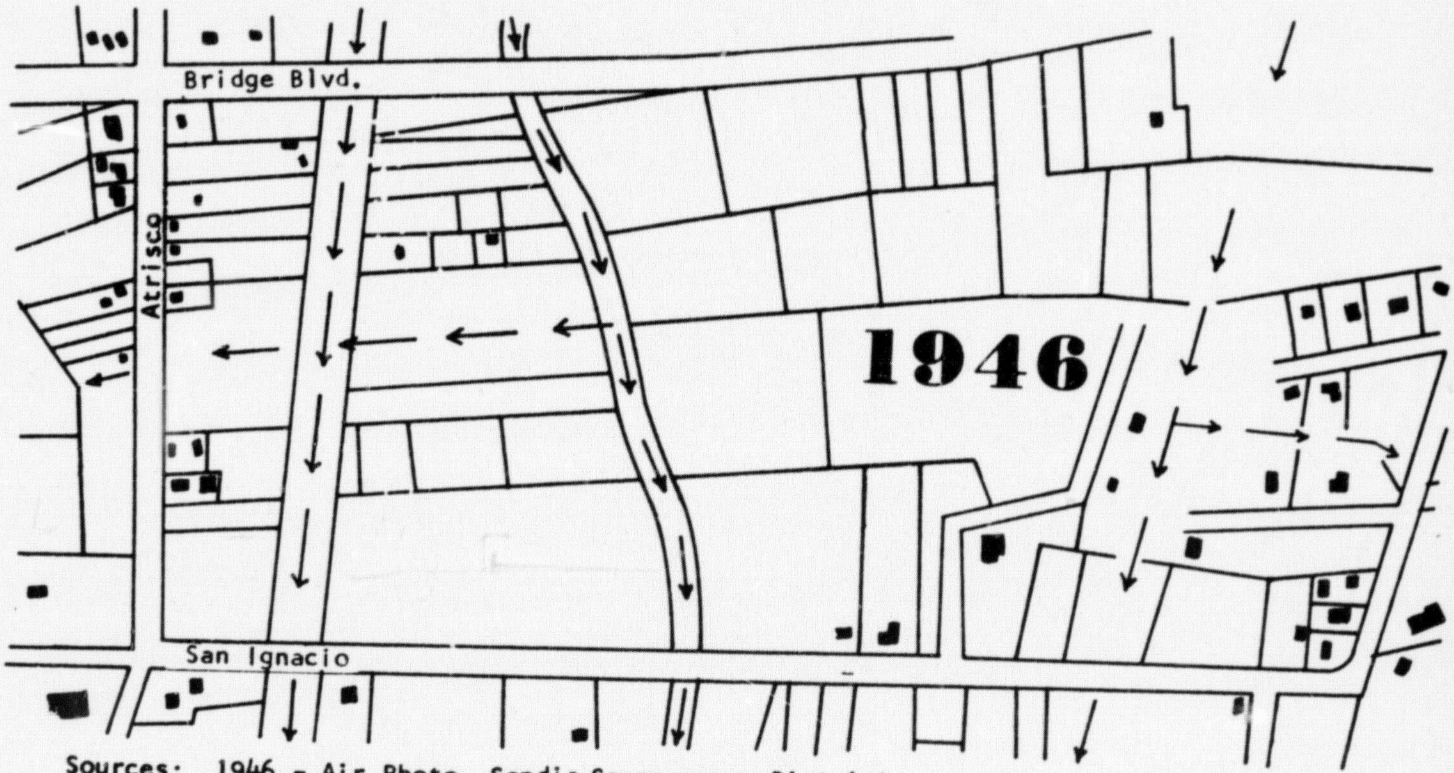
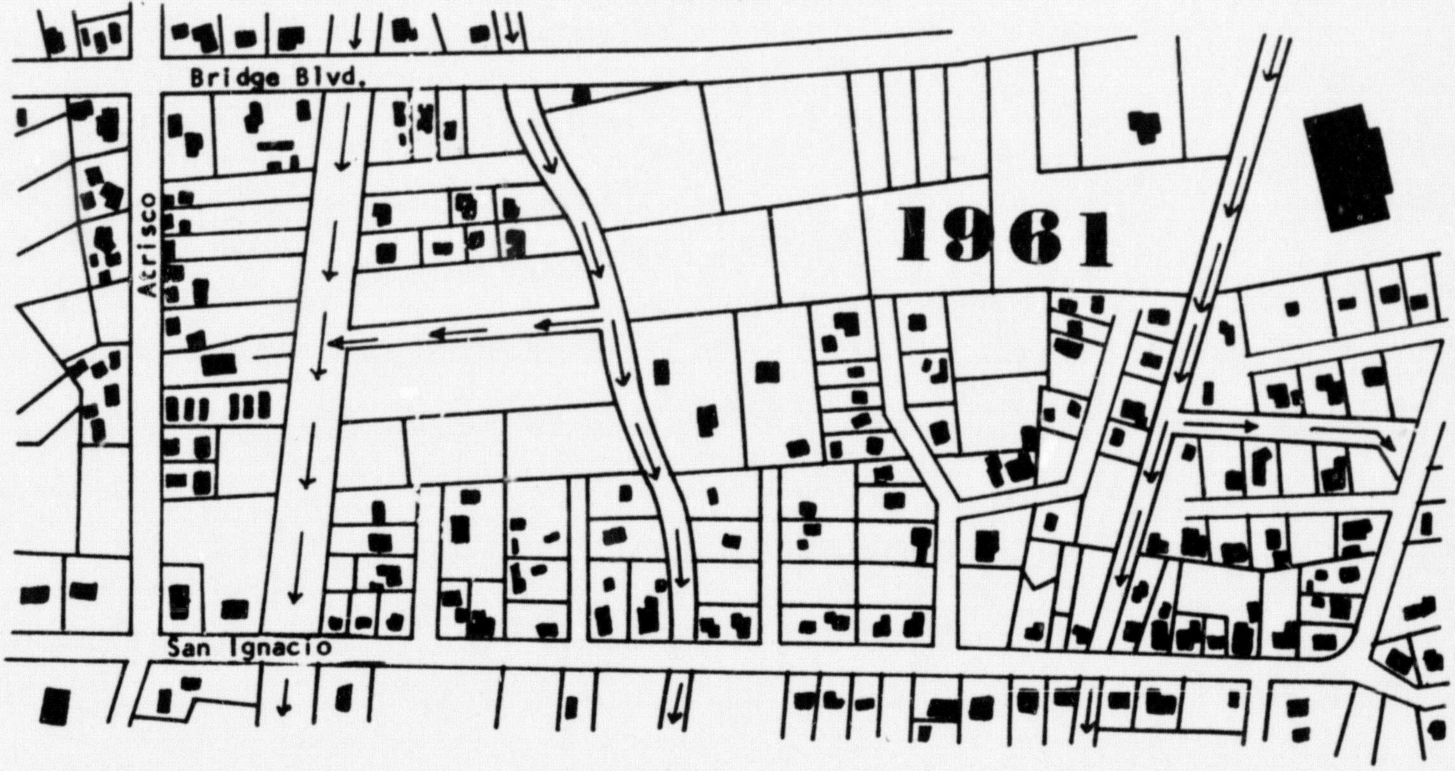
[1] See "Agriculture", Page 33.

A 9645

A CASE HISTORY - 15 YEARS OF CHANGE IN A RURAL AREA



Sources: 1946 - Air Photo, Sandia Conservancy District
1961 - Air Photo, City Planning Department



This area has been farmed since the early 19th Century. By the end of World War II, urban encroachment on the original field pattern (in red) can already be seen. People sought "a home in the country". Today, only 15 years later, the area is almost entirely suburban in character. Population and economic pressures will make this process almost inevitable for a great part of the Valley area. The change should be a planned one. Densities should be agreed upon so that adequate schools, parks, utilities, and a rational road pattern may be envisaged from the beginning.

A 9646

South Valley Potential: If allowed to grow "naturally" as in the past, this area will tend to become over-crowded, with poor access, inadequate schools, parks, and other facilities. With proper control of the density of development and the balance of land uses, an interesting and attractive area with its own unique character may result.

North Valley Situation: The North Valley was traversed by the early trail to Santa Fe, now in the form of Second & Fourth Streets (US 85). Further to the east lies the railroad. Though these act as barriers, the true edge of the North Valley is the ridge that marks the western extremity of the East Mesa, now dominated by the power station. Its southern edge is marked by Old Town, sited above the immediate flood plain near a fording place which now is the site of the Old Town Bridge (US 66). Toward the railroad lies the Central Business District, whose child it is.

North Valley Characteristics: The North Valley has been settled and farme for almost 300 years. Los Ranchos de Albuquerque and Alameda were minor agricultural settlements for almost as long. Latterly, more and more of the area has been used for urban purposes, particularly residential, but there is commercial and industrial east of Fourth Street, especially south of Osuna. An industrial area is developing north of the CBD and west of Old Town.

North Valley Present Use: The northern part of the Valley still is predominantly low density residential, some of high quality, especially in the vicinity of Los Ranchos de Albuquerque. Though it is not as important an industry as formerly, much of the land still is used agriculturally. Second & Fourth Streets, being major traffic streets for many years, have attracted motel and trailer court development north of Osuna, while nearer the city there are commercial uses varying from local shopping centers to car lots and secondhand stores. First Street with its proximity to the railroad has developed as a warehouse and heavy equipment center.

North Valley Potential: The North Valley, though it now contains mixed uses, has become an area attractive to those who like low density "rural" living and can pay for it. Densities will increase over the 20-year period, but this will probably remain the basic character of the area. It is probable that the completion of the freeway system will dimish the importance of Second & Fourth Streets as through traffic carriers north of ISR 40. Pockets of modest homes now existing probably will remain except where they are replaced by industry in the Second & Fourth Street area.

POWER PLANT AREA

Situation & Present Use: The power station and the American Gypsum Plant next to it dominate that part of the East Mesa south of Sandia Pueblo, east of the North Valley, and west of ISR 25, the north-south freeway. To the north is a vast area of gravel workings, proclaiming a rich deposit of sand and gravel. About 300 acres are devoted to the grazing of dairy cattle. The remainder of the area is thinly grazed.

A 9647

Potential: With the railroad on one side and a convenient spur into the area, with the freeway, its service roads, and a major interchange serving the area, a commercial airport nearby, and the industrial character of the present development, this area probably will develop industrially.

CENTRAL BUSINESS DISTRICT

The business district is built just west of the railroad station. It is bisected by Central Avenue, the area to the north tending toward commerce, to the south, to office uses. There is reason to believe these tendencies will continue[1].

West of the CBD are the older residential areas. To the south of Central, small rental units and apartments predominate except in the Huning Castle Addition, a high-cost residential area clustered around the Country Club. North of Central are houses, many of a similar class to the Castle Addition but a generation older. Many are rented, some of the larger ones are converted to offices and clubs. Others still remain occupied by the original families that built them.

South of the CBD are small homes, rarely of a high standard, and now often overcrowded. Nevertheless, many are well cared for and the area is enhanced by the existence of the City Zoo and Rio Grande Park on its southwest border.

On the other side of the tracks lies Martineztown north of Central, also a hospital, high school area. To the south, the South Broadway area. It seems likely that those areas between Broadway and the tracks have a warehouse or industrial potential. The South Broadway area is Albuquerque's first renewal project. All other areas surrounding the central core need detailed analysis beyond the scope of this project to ascertain their true potential and future, but their general situation suggests a high-medium density residential use. Such an analysis should be included in a long overdue CBD study.

UNIVERSITY OF NEW MEXICO - KIRTLAND AIR FORCE BASE

The University, Presbyterian Hospital, 2 medical centers, and Kirtland Air Force Base dominate the area between the Pan-American Freeway and San Mateo, and, to a great extent, will dominate their future. All of these uses call for small home and apartment uses, as well as areas of high-priced development to serve the upper echelons of these institutions. These characteristics already are visible in the area, and probably will become more apparent as time goes by. The University owns considerable land in its vicinity, and its own planners intend to develop much of it in high density residential use for its students and staff[2], also for a medical center. The Bases provide housing for some of their personnel, but it is likely that private interests will be called upon to furnish accommodation for those who wish to live conveniently near but off the base and the campus.

EAST MESA & SOUTHEAST HEIGHTS

These areas have experienced the greatest growth since the war, and serve, in particular, those who work at Sandia Base. This is the area of new tract development, of FHA and GI loans. As vast as the development has been, there still are large undeveloped areas. Two of these have been groomed for regional shopping centers, but with the development of Winrock Shopping Center, alternative uses no doubt will have to be sought. The area suffers from these vacuums in its midst and will benefit considerably when they are finally utilized - often for a use not presently shown on the zone map.

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[1] "Central Business District Land Uses, 1957", City Planning Department.

[2] "General Development Plan, University of New Mexico", Warnecke & Assoc., 1960.

A 9648

ELENA GALLEGOS GRANT & NORTH ALBUQUERQUE ACRES

Due north of the present Heights area is a huge expanse of rough grazing land. The Grant already has been master planned in preparation for further growth of the metropolitan area. Industrial uses are planned for the area between San Mateo and the freeway with a wide band of heavy commercial uses on the east side of San Mateo. The rest has been designed following the "balanced neighborhood" concept with the 2 major arroyos passing through the area designated as lineal parks. North Albuquerque Acres, though similar topographically, suffers from a vast grid subdivision which is totally inadequate for development. However, the need for the development of North Albuquerque Acres within the next 20 years is very unlikely.

SOUTH MESA

South of Tijeras Arroyo and west of Sandia Base's huge southern area lies an area as yet completely undeveloped despite its close proximity to the base and the attractiveness of its setting. This is due to a great extent to complete isolation from the present communications pattern. The need for its development within the next 20 years is very unlikely. However, if it is to be sold by the government, its present owner, it should be rationally master planned.

INDIAN RESERVATIONS

The reservations consist largely of rough grazing land. Settlements are very small, but have been recently master planned by Harland Bartholomew. Large-scale development by 1980 seems undesirable, and, due to land sale restrictions, unlikely.

SANDIA - MANZANO MOUNTAINS

Most of the mountain area east of the city is controlled by the National Forest Service. This is fortunate for the city, for under this jurisdiction, most of the area will remain as open forest land with high value for summer and winter recreation. Problems in the mountains center on Tijeras and private areas along and near the roads, now being subdivided for residential purposes. This tendency may be accelerated with the opening of the freeways, making access to the city less wearisome. Not only will this change the character of the area in general, but it also stands to create water and sewer problems of some magnitude unless density of development, at least for year-round use, is strictly controlled in relation to the water supply and control of pollution[1]. Tijeras presents a special problem, for since the establishment of a multi-million dollar cement plant nearby, it is torn between being a dormitory suburb of Albuquerque and a site for heavy industry with its accompanying influx of workers (most of them commuters from the city), heavy truck traffic, and nondescript temporary and trailer development. Fortunately, the plant itself is efficient and well-designed, both architecturally and to minimize noise and dust nuisances. However, quarrying in the area will have a marked effect which should be studied. Such studies are, of course, beyond the scope of this project.

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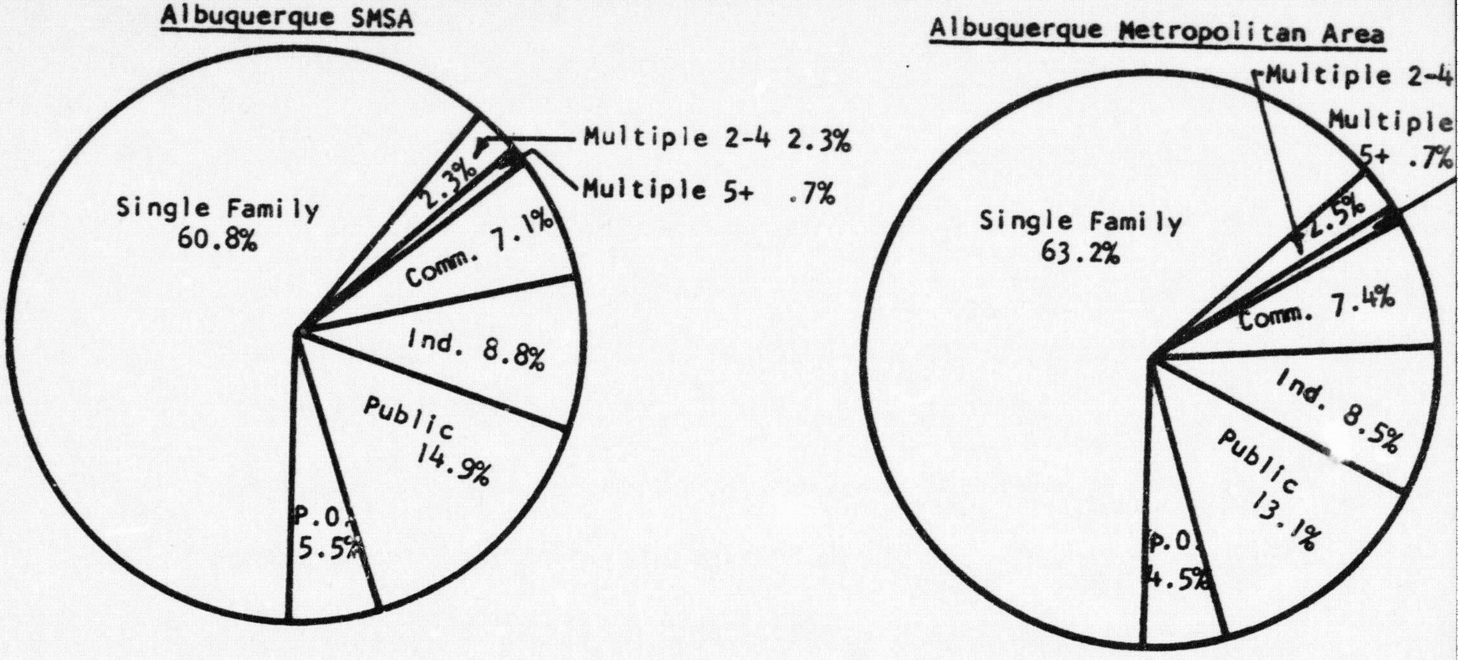
[1] See Report by R. H. Plumlee, Member, to the Bernalillo County Planning Board, July 6, 1960.

LAND USE IN ALBUQUERQUE

SUMMARY OF PROPORTIONAL USE OF LAND, ALBUQUERQUE SMSA & AMA

	Albuquerque SMSA			Albuquerque Metro. Area		
Land Use	Total Acres	% Dev. Area	Acs/100 Pop.	Total Acres	% Dev. Area	Acs/100 Pop.
Total Residential	20,563	63.73	7.84	19,479	66.43	7.63
Single-Family	19,614	60.79	7.48	18,532	63.20	7.26
Multiple 2 - 4	731	2.27	.28	731	2.49	.29
" 5+	218	.68	.08	216	.74	.08
Commercial Uses	2,283	7.08	.87	2,172	7.41	.85
Industry	2,836	8.79	1.08	2,505	8.54	.98
Public & Semi-Public	4,823	14.95	1.84	3,839	13.10	1.50
Parks & Recreation	1,759	5.45	.67	1,326	4.52	.51
DEVELOPED AREA	32,264	100.0	12.30	29,321	100.0	11.48
Agriculture	23,809	-	9.08	15,263	-	5.98
Vacant & Grazing	688,247	-	262.48	75,639	-	29.63
TOTAL AREA	744,320	-	283.86	120,223	-	47.09

Notes:
1. Trailer courts are included with "Multiple 5+" because of the density similarity.
2. "Public & Semi-Public" uses include airports and schools and their grounds.
3. Albuquerque SMSA (Standard Metropolitan Statistical Area) is Bernalillo County.
4. The AMA (Albuquerque Metropolitan Area) is the SMSA without Census Tracts 37, 38, 39, 47 & 48 (see Page 4).
5. Streets and roads are included as part of the adjacent land use.


Albuquerque SMSA

Albuquerque Metropolitan Area

SUMMARY OF THE PROPORTIONAL USE OF LAND

ANALYSIS OF ALBUQUERQUE'S LAND USE STATISTICS

The over-all picture of the community that the statistics present is of a low density city with less than 10 persons per developed acre. In residential use alone, there is an average of 3/4 acre per 10 persons. Two-thirds of the developed area is used for residential purposes, 95% of which is in the form of single-family dwellings. In contrast, multi-family dwellings occupy the most insignificant place of any land use in the community (3.23% of the total developed area). There are a number of reasons for this heavy bias toward single-family development. Perhaps the most important are public taste and demand, relatively cheap and plentiful land, mass development techniques on a large tract of land, and FHA and VA encouragement of single-family development. Briefly, it is the sign of quick postwar growth of a young community where space is not (yet) at a premium, and the automobile makes travel over considerable distances reasonably convenient.

The areas occupying the next largest amount of space are "public and semi-public" uses. This is not surprising, for along with the expected public and semi-public buildings, some of them cramped on sites too small for their mid-Twentieth Century function, airports and schools also are included. Both of these uses have increased immensely in size and importance since the beginning of the century. Airports have grown with the development of larger aircraft and jet power, both requiring longer runways to get them off and back onto the ground. The growth in commercial air travel and military air training has necessitated more runways. Smaller airstrips have grown more numerous as more and more people own their own private planes.

School uses, too, have grown larger with the trend toward single-story buildings and the multiplication and elaboration of our school system, calling for special laboratories, work rooms, lecture halls, and sports facilities. Moreover, residential density being so low, schools have had to become more numerous than at higher densities to keep them within a reasonable distance of the homes. (This is one factor not always recognized as contributing to the high cost of education - one of the many "hidden" costs of living at low density.)

A 9651

All other uses in the metropolitan area occupy less than 1 acre per 100 persons. The most important of these is industrial land. Although highly important to the community, it is smaller in size than the above uses because of its more intensive use of land and the compactness of an industrial plant. This is still the predominant pattern for Albuquerque, though there is a national trend toward one-floor industrial buildings, landscaping and parking areas for employees, and the freeing of much industry from the railroad, allowing movement to cheaper and larger tracts of land on the edge of town. Sandia Base and the new but small developments at Paradise Hills exemplify this trend.

Commerce is next in line, using in total almost as much land as industry. Much of it follows the pattern of "horse and buggy" days, stretching as a strip along the main arterials - Central, Second, Fourth, Isleta Boulevard, Menaul, San Mateo, and Lomas. However, Winrock Regional Shopping Center is the newest and largest of many "off-the-street" shopping areas that have sprung up in recent years. It is also the first true competitor of the downtown shopping area which suffers from the grip of an out-dated grid of streets. This grid breaks the area into small (300' x 300') blocks, parking is far from convenient, conflict is rife between pedestrians and moving or parked automobiles. Matters are worsened by the building of new offices many stories high but with little, if any, parking areas to serve them.

Only two major land uses occupy less than one-half acre per 100 population. These are multi-family dwellings, already discussed, and park and recreation land. The amount of land devoted to these latter uses is a close reflection of standards imposed by ordinance (5% of any subdivided area). However, this is mere chance, for there are very large parks in some areas (the City Zoo, Rio Grande Park, and Los Altos Park), and none in others.

Vacant & Agricultural Land

The developed area is not very large in relation to the vast areas of "vacant" mesa, mountains, and river bottom. In the AMA only a quarter of the area is developed, and much of the vacant land lies within the urban fringe. This reflects the "leapfrogging" form of development, an economically unfortunate phenomena, for it effectively spreads the community unnecessarily over a very large area. Many more miles of roads and utility lines are needed. Many more schools, fire stations, and other public facilities have to be built and paid for than would be necessary if the community were more closely knit. Except in areas which are irrigated and farmed, there are no visual or psychological gains either. Instead, people are paying for an eyesore, a trash collector, and a source of blowing dust.

In terms of the County (Albuquerque SMSA), the developed area is only 4% of the total. So vast is the presently vacant area that there are more than 2-1/2 acres per County (including City) resident. However, only 45% of the County is privately owned. Of the remainder, about 56% is in Indian Grants, 28% is federally controlled, and 16% is under the aegis of the State[1].

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[1] Bernalillo County Rural Development Program, Agricultural Extension Service, 1958.

A 9652

Agriculture

Irrigable Valley Farm Land

The 26,000 acres shown as "Agricultural" in the Land Use Survey comprise those areas which are not developed in an urban manner and are classified by the Bureau of Reclamation as having high quality soil[1]. However, this does not represent the area presently actively farmed for profit. Figures from the County Extension Service show that little over a third of this area is farmed now. The remainder is largely incorporated into sub-urban estates and used primarily as setting for residences or cultivated for home consumption.

Founded as an agricultural community, Albuquerque farming has drastically declined in importance. In 1880, 125,000 acres were under cultivation, but by 1925, the area had dropped to 40,000 acres. By 1950, there were only about 19,000 acres being cultivated, and by 1960, only about 9,000 acres[2]. Since 1925, therefore, there has been a farm land loss in the County averaging 800 acres per year. If acreage under cultivation decreases at only half this rate during the next 20 years, there will be very little area actively farmed in 1980, but it is likely that a small area may remain in high-value crops and dairying to serve the urban population. Trends already are evident toward fewer but larger, more mechanized farms[3].

Grazing[4]

Apart from the Valley, the entire County west of the mountains is naturally semi-arid grassland. Its principal agricultural use is livestock grazing, both sheep and cattle. The ranches vary in size from a few to many sections of land. Two different methods of ranching are used: year-round cow-calf operation and seasonal grazing of calves and yearlings. Density of grazing varies between 7 and 10 head per section. The numerous valleys or arroyos, large and small, produce most of the forage. The mesas, having very low water-carrying capacity, usually produce little or none.

The whole of the present Northeast Heights is built on former range land. Recently the Black Ranch was sold to be subdivided as "Paradise Hills", and "Snow Vista" is located on former grazing land in the Atrisco Grant. With the need for more and more land for urban development, ranching in the AMA is bound to decline in the face of the vastly improved land value such development offers.

Forest Land

Most of the County's forest land is situated within the 126 sq. mi. Cibola National Forest. Forestry is not, therefore, a commercial enterprise in the Albuquerque area. Its most important current use is for recreational purposes and wildlife support.

Dry Land Farming[4]

Precipitation and soil conditions are considered favorable for limited dry land farming of wheat, beans, forage, and grain sorghum crops. However, it now is realized that such farming should be limited to the deeper, more level valleys. Severe wind and water erosion have resulted in many parts of this area from too intensive farming. Of some 18,000 acres under cultivation in 1958, only 6,000 acres were considered suitable for continued crop production. Accordingly, a USDA Soil Bank Program to revert land to native grasses has been in operation in recent years.

[1] "General Plan & Drainage, Middle Rio Grande Project", Vol. 1B, August, 1951.

[2] "A Report on the Historical Background of Albuquerque, N.M.", Alan J. Oppenheimer

[3] "Economic Base Report, Albuquerque, N.M.", S. J. Brasher, Table II, 1962.

[4] See "Bernalillo County Rural Development Program", Agri. Extension Service, 1958.

A 9653

AMA LAND USES COMPARED

Despite the old saying, comparisons, at least between cities, are not odious. They are a useful check on how a community is growing in relation to urban areas as a whole and its peers. If a community is "lopsided" in one way or another, a comparison with other communities will immediately bring it to light.

The danger in comparing lies in too rigid an interpretation or analysis of the data without recognizing that every community is unique. A town's age, location, situation, hinterland, economic base, physical size, and population all have their effect. When comparing, it is therefore necessary to choose communities that have a great deal in common, and still note the differences. In addition, reliable national averages will permit comparison with over-all trends.

The following communities were chosen because of their similarity to the AMA:

PHOENIX, ARIZONA[1]

TUCSON, ARIZONA[1]

DADE COUNTY (MIAMI), FLORIDA[2]

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[1] "General Land Use Plan", City-County Planning Dept., Tucson - Pima Co., 1960.

[2] "Existing Land Use Study", Metropolitan Dade Co. Planning Dept., 1961.

A 9654

COMPARISON - ALBUQUERQUE, PHOENIX, TUCSON & MIAMI

Similarities

1. All of these communities have experienced their greatest growth since the war. They, therefore, are all "young" towns.
2. Postwar growth has been considerable in each case.
3. All are noted for their climate.
4. Tucson and Phoenix are southwestern cities, not dis-similar to Albuquerque in general situation. Dade County (Miami), though in a very different situation with entirely different topographical features, is similar enough in other respects to permit comparison.
5. All are "horizontal communities" with relatively low densities.
6. All have carried out land use surveys within the last 3 years (Dade County, 1960; Tucson, 1959; Phoenix, 1957). This means that the information is uniformly up-to-date and reflects similar national conditions. Differences will, therefore, not be caused by anachronisms.

Differences

1. Whereas Albuquerque has only a population of a quarter of a million, Phoenix and Miami each have between a half million and a million population. This is an advantage, for one may expect certain land use ratio changes as a city grows in size and matures. By their differences, these communities may point to Albuquerque's future.
2. Although all are noted for their climate, the other communities have milder winters but hotter summers than Albuquerque.
3. There are as yet no nationally accepted standard land use categories, and, depending on range, detail, and purpose of a survey, the criteria may differ to some small extent. The statistics have been weighted to avoid anomalies that may be so caused.
4. The most important difference between Albuquerque and the other surveys is found in the "streets and roads" category. This has not been considered as a separate category in the local survey as it is too detailed and unnecessarily complex for inclusion because of the preliminary and general nature of this project and the scale of investigation attempted. The other surveys have, therefore, been appropriately adjusted.

Other Comparisons

Whereas the above communities are compared primarily to find similarities, two other groups of statistics are included to provide contrast. These are derived from earlier surveys, largely by older communities, made by Harland Bartholomew & Associates and published in their "Land Use in American Cities" in 1955. The 5 cities' average is based on surveys made between 1935 and 1952 of Dallas, Dayton, Memphis, Newark, and St. Louis - all with over one quarter of a million population. The other set of statistics covers 33 "satellite" communities scattered over the nation. As these are usually products of recent growth, the statistics are liable to be closer to the other statistics included in this study, although skewed because of dependence on the central city for some facilities.

AMA LAND USE COMPARISON

LAND USE CATEGORY	LAND USE PERCENTAGE						ACRES/100 POPULATION					
	5 Cities Average[1]	33 Satellite Cities[1]	Phoenix[2] 1957	Tucson[2] 1958	Dade County[3] (Miami) 1961	Albuquerque (AMA) 1961	5 Cities Average[1]	33 Satellite Cities[1]	Phoenix[2] 1957	Tucson[2] 1958	Dade County (Miami) 1961	Albuquerque (AMA) 1961
	%	%	%	%	%	%	Acs	Acs	Acs	Acs	Acs	Acs
Total Residential	53.5	58.0	64.0	61.0	60.0	66.4	2.7	5.0	6.3	6.9	6.8	7.6
Single-Family	37.6	49.3	50.1	48.6	53.3	63.2	1.9	4.3	4.9	5.5	6.1	7.2
Multi-Family	15.5	8.3	13.9	12.4	6.7	3.2	.8	.7	1.4	1.4	.7	.4
Commercial	5.7	3.5	8.0	9.2	7.4	7.4	.3	.3	.8	1.0	.8	.9
Industrial	17.1	17.3	7.4	8.0	8.6	8.5	.9	1.5	.7	.9	.9	1.0
Public & Semi-Pub.	11.4	6.1	16.8	15.0	19.0	13.1	.6	1.3	1.7	1.7	1.6	1.5
Parks & Recreation	12.7	15.3	3.9	6.7	5.0	4.5	.6	.5	.4	.8	.6	.5
Total Public Uses	24.1	21.4	20.7	21.7	24.0	17.6	1.2	1.8	2.1	2.5	2.2	2.0
TOTAL DEVELOPED AREA	100.0	100.0	100.0	100.0	100.0	100.0	5.1	8.7	9.9	11.3	10.7	11.5

Notes:

A. All surveys except the AMA survey calculated "streets and roads" as a separate category. To make these other surveys comparable to the AMA figures, they were adjusted so that the "streets and roads" category was distributed proportionally among the other categories. It is recognized that such an adjustment is not perfect, but the accuracy is considered adequate for a study of this nature.

B. Trailer courts usually are categorized as a "multi-family" use although they are sometimes listed as "commercial" or even "single-family". All surveys except Phoenix are known to have followed the usual categorization. As trailers occupy about 0.3% of the total developed area, whether Phoenix did or did not follow the usual form will have little effect on these general statistics.

C. The acres/population ratios are usually more useful than the percentages, for the latter may be skewed or distorted by a single unusual factor, whereas the former are independent ratios and may, therefore, be compared with greater confidence. For this reason, the analysis which follows concentrates on these ratios.

Sources:

[1] "Land Use in American Cities", Harland Bartholomew & Associates, 1955.

[2] "General Land Use Plan", Tucson - Pima County (See Table 22), 1960.

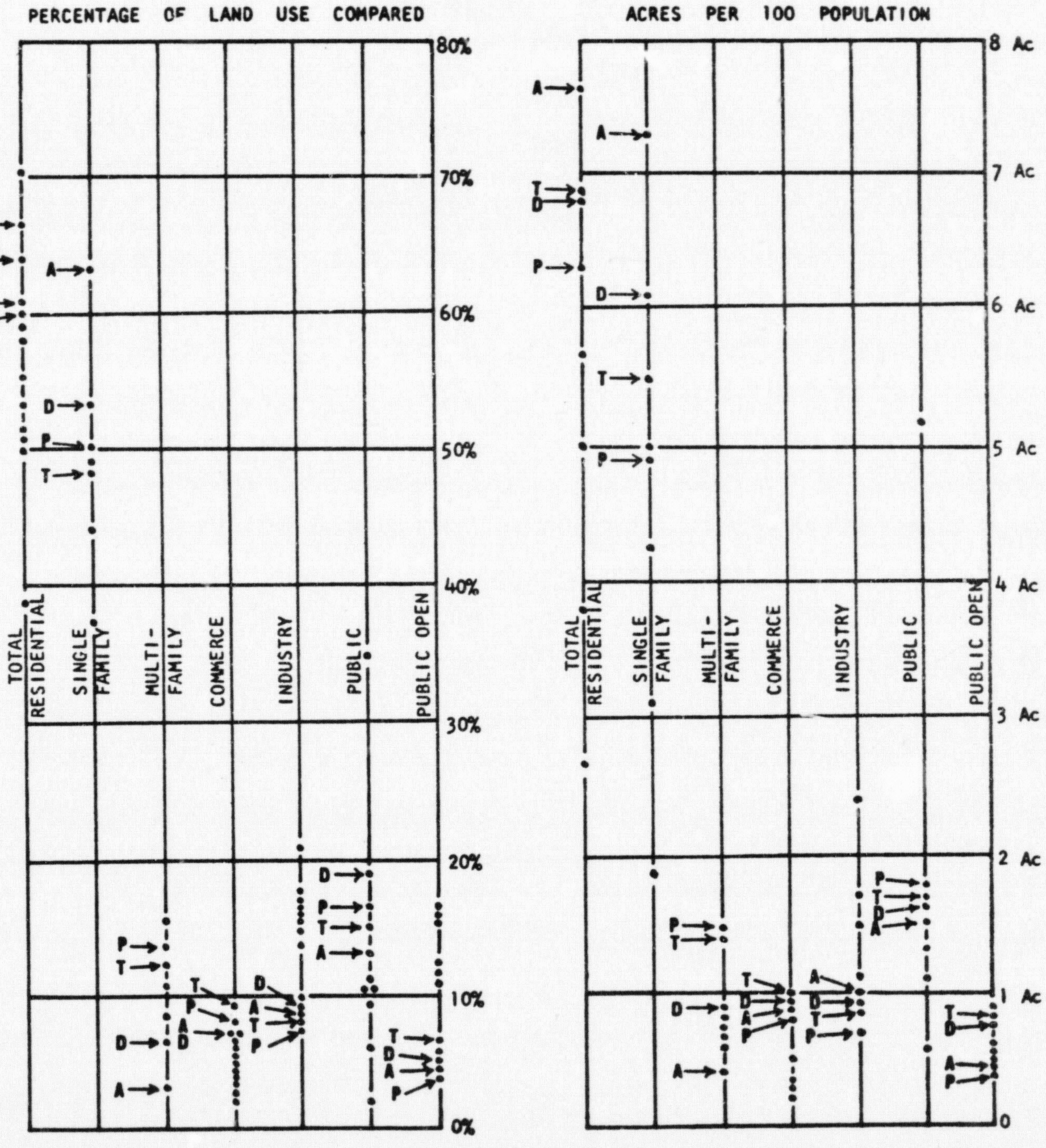
[3] "Existing Land Use Study", Metropolitan Dade County (Pages 35,39), 1961.

A 9656

DISTRIBUTION OF MAJOR LAND USES IN ACRES/100 POPULATION FOR SELECTED COMMUNITIES

Note: Earlier studies, represented by unidentified dots, are included to indicate the possible range, and the fact that, for most uses, pre-war development needed less land per capita.

KEY:
A -------ALBUQUERQUE
T -------TUCSON
P -------PHOENIX
D -------DADE COUNTY (MIAMI)



LAND USE IN ACRES/100 POPULATION (In Order of Importance)

Scale of Land Use/100 Pop.	RANK	5 Cities		33 Sat.		Phoenix		Tucson		Dade Co.		AMA	
More Than 1 Acre	1	SF	1.9	SF	4.3	SF	4.9	SF	5.5	SF	6.1	SF	7.2
Less Than 1 Acre	2	Ind.	.9	Ind.	1.5	Pub.	1.7	Pub.	1.7	Pub.	1.6	Pub.	1.5
	3	MF	.8	Pub.	1.3	MF	1.4	MF	1.4	Ind.	.9	Ind.	1.0
	4	Pub. & Parks*	.6	MF	.7	Comm.	.8	Comm.	1.0	Comm.	.8	Comm.	.9
Less Than ½ Acre	5	Commercial	.3	Parks	.5	Ind.	.7	Ind.	.9	MF	.7	Parks	.5
	6	-		Comm.	.3	Parks	.4	Parks	.8	Parks	.6	MF	.4

*Public Uses & Parks share 4th Place in the "5 Cities" Average

ANALYSIS BY PER CAPITA USE

This section of the Report notes areawide trends and compares them with other communities. More detailed analysis of Albuquerque's land use occurs elsewhere in this Report.

General Comparison

All surveys show single-family development as the largest user of land. In the early survey, industry is the next most important, whereas in the other communities industry is usurped by public uses, i.e., airports, schools, etc. Third position is shared between multi-family development and industry (Phoenix, Tucson, and "5 Cities", the former; and Dade County and Albuquerque, the latter). Commerce holds fourth position with all of the newer communities, whereas it is at the bottom of the list in the other two. Parks holds that position with Phoenix, Tucson, and Dade County, but the AMA has least land in multi-family use.

There seems to be a general trend toward a greater area of land needed for each use. Apart from park land in Phoenix and Albuquerque and multi-family uses in Albuquerque, all figures show a noticeable rise above the older averages. In total, the area developed per 100 population is about double. In other words, the new communities seem to be developing at about half the density of the older ones.

Residential

Albuquerque has the largest amount of land in residential use, though Dade County is not far behind. However, in single-family use, it has considerably more than any other community surveyed, and nearly 4 times the acreage that the 5 Cities' average indicates. It is not surprising, therefore, that Albuquerque has the smallest amount of land in multi-family development. Dade County and the Bartholomew averages show about twice as much multi-family acreage per capita, and Phoenix and Tucson, more than three times as much. The contrasts here shown indicate the youth of Albuquerque as a city. As communities grow in

A 9658

Residential (Cont'd)

size and maturity, the single-family area, though still dominant, becomes smaller in proportion, and multi-family dwellings increase. This has proved true even of Los Angeles, which was second only to New York City in apartment building during 1960[1]. The same trend can be expected in Albuquerque, but, because of its relative smallness, to a lesser degree.

Commercial

Since World War II, there has been a revolution in marketing from "strip" commercial to the shopping center. The statistics indicate that the new communities use about 3 times the amount of land for commerce that was used 10 years ago. These figures must be treated with caution, for though it is true that modern shopping areas provide larger areas for car parking, hence an increase in land for commercial use, it also is true that the newer communities have suffered from overly optimistic speculation and over-development. Furthermore, the commercial strip, outdated in many instances, still is fighting an uphill battle with newer, more convenient shopping areas, and many may not survive for long. When the smoke clears, it is possible that a smaller ratio of land will be used for commerce in the future.

Industry

Industrial land has declined in importance as a percentage of the developed area, but it holds its own in per capita ratio. The "5 Cities" average has established the average at .9 acre per 100 population. The new communities have not varied very much from this, however the "33 Satellites" register a two-thirds increase over this norm. One can only assume that the "industrial park" predominates in this kind of community, or that industries in these areas have purchased enough land for future expansion. This, perhaps, is the trend of the future.

Public & Semi-Public

A norm of 1.7 acres per 100 population is established for these uses in the newer communities, with Dade County and AMA slightly below, but if one counts the airports and other public uses not included in the AMA, Albuquerque's average jumps to 1.8. This figure is 3 times the amount used for this purpose in the "5 Cities" average. Airports and schools no doubt account for a large part of this increase.

Parks & Recreation

Land devoted to this use ranges from .4 (Phoenix) to .8 acre/100 population (Tucson) with the other averages registering .5 to .6 acre/100 population. Albuquerque's average is in line with the norm. Furthermore, the vast area of the Cibola National Forest within the county would seem to put this city at an advantage from this land use point of view. However, many of the urban "parks" lie undeveloped. Some are badly sited, others are too small for economical maintenance. The development of a park drive along the river bank and a regional park in the vicinity of the volcanoes, both discussed for several years, possibly would increase the per capita use to nearer Tucson's average.

[1] ASPO Information Report No. 139, Oct. 1960. Also see HOUSE & HOME, June, 1960.

A 9659

WHAT COMMUNITY USES THE MOST LAND?

LAND USE, ACRES/100 POPULATION
(In Order of Magnitude)

Land Use Category	Largest Areas Used				Median Areas Used				Lowest Areas Used			
Residential	AMA	7.6	Tucson	6.9	Dade Co.	6.8	Phoenix	6.3	33 Sat.	5.0	5 Cities	2.7
Single-Family	AMA	7.2	Dade Co.	6.1	Tucson	5.5	Phoenix	4.9	33 Sat.	4.3	5 Cities	1.9
Multi-Family	Phoenix	1.4	Tucson	1.4	5 Cities	.8	Dade Co.	.7	33 Sat.	.7	AMA	.4
Commercial	Tucson	1.0	AMA	.9	Dade Co.	.8	Phoenix	.8	33 Sat.	.3	5 Cities	.3
Industry	33 Sat.	1.5	AMA	1.0	Dade Co.	.9	Tucson	.9	5 Cities	.9	Phoenix	.7
Public Etc.	Phoenix	1.7	Tucson	1.7	Dade Co.	1.6	AMA	1.5	33 Sat.	1.3	5 Cities	.6
Parks	Tucson	.8	Dade Co.	.6	5 Cities	.6	AMA	.5	33 Sat.	.5	Phoenix	.4
TOTAL	AMA	11.5	Tucson	11.3	Dade Co.	10.7	Phoenix	9.9	33 Sat.	8.7	5 Cities	5.1

The chart above shows that Tucson scores high in most uses, Dade County is medium high, Phoenix is medium low, and the older surveys register the lowest. The quantity of land that Albuquerque needs for various uses varies from the lowest (Multi-Family) through low-average (Public & Parks) to high (Commerce & Industry) to highest for Single-Family development. However, Albuquerque uses so much more land than the other communities in the latter that it is highest in total residential uses and has the highest total amount of land per capita in use.

Summary & Implications For The Future

The above per capita averages show the general trend in use of land in cities similar to Albuquerque. They indicate in general terms what may be considered a reasonable balance of use at this time. Though every community will vary to some extent from this norm, these averages remain a useful "rule of thumb" by which one can interpret future growth of a community. Unexpected innovation aside, it shows that in the next few years to come, development is most likely in multi-family and in public and semi-public uses. Building may be slow in single-family development for some time - at least until the apparent surplus has been absorbed by families yet to come.

Speculation aside, development of commercial property is liable to remain in the same proportion as today. There is even the possibility of a slight decrease as less convenient or efficient commercial areas bow out in favor of better designed and better placed rivals. On the basis of these statistics, it seems that, regarding the proportion of industrial land in the community, there is the possibility of some increase as industrial parks become more prevalent.

Parks and recreation areas may make a slight proportional increase, though such increase would probably depend on legislative decision to increase the proportion of land to be allocated for these uses. The rationale for such a decision is beyond the scope of this project, nevertheless the statistics indicate that one probably exists.

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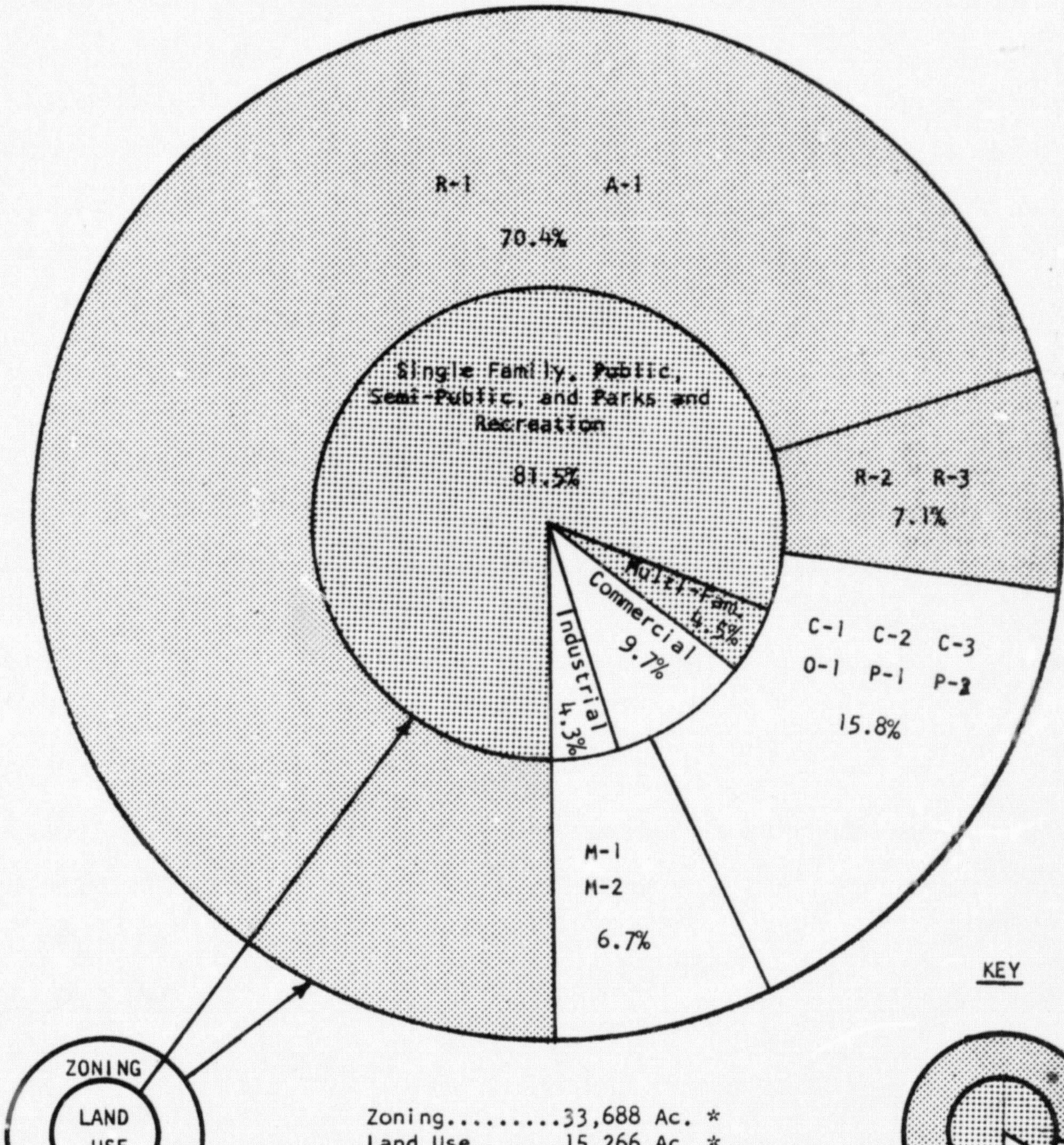
ZONING COMPARED WITH LAND USE IN ALBUQUERQUE

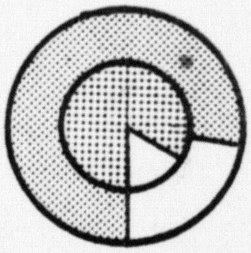


Zoning.........33,688 Ac. *
Land Use.......15,266 Ac. *

* Includes only land within city limits

NOTE:
Land Use and Zoning circles are proportional in acres.
Ratio - 2.2 : 1

KEY



ZONES	▨	"Living"
	☐	"Working"
AREAS	▦	"Living"
	☐	"Working"

A 9661

LAND USE AND ZONING

If a zoning ordinance works efficiently, that is, if there are few uses other than those allowed in a particular zone, an area zoned for a particular use should be in the same proportion to the total area zoned as is the comparable land use to the total area used. This means in effect that the percentage of the total developed area in a particular use should be reflected in a similar percentage of the total area zoned for that same use. If this is not the case, the zoning ordinance will actually create unbalanced growth of the community, encourage large, undeveloped areas within the urban fringe, hence uneconomic scatteration. In fact, such an ordinance can lend distortion to the growth of a community which might even exceed that which would occur if there were no zoning control.

The view is sometimes held that the zoning ordinance is not necessarily a legal tool to implement a comprehensive plan, but rather it is a means of preserving the "status quo" and "enhancing property values". Under this philosophy, a land owner is permitted what ever zone he may fancy as long as (on a short-term and limited area basis) it does not appear to have a deleterious effect on the immediate area. But what if there is no development? Can this be shown as preserving property values? Or if over-development of a particular use takes place, which undermines the economic stability of the community? Would this be in the interests of the general welfare?

Beyond this, whichever way a zoning ordinance is interpreted, the ultimate effect is to be seen in the use of land. In the long run, therefore, whether one zones according to a comprehensive plan or according to the whims of the land owner, both will be zoning "according to need". The only real difference is that when zoning is used only as a tool to prevent the most flagrant mis-uses of land, then it will inevitably create surplus in certain uses and deficiency in others. Furthermore, it works toward a mal-distribution of uses and a very high vacancy rate in the community. Vacancy, whether of land or buildings, is not in either the public or private interest.

The pie charts, opposite, compare Albuquerque's use of land with the area zoned. For ease of comparison, the two charts are superimposed concentrically, the outer ring representing the zoned area, and the inner ring, the developed area. The shaded areas represent living, education, recreation, public uses and zones; the unshaded areas, the work areas for industry and commerce. Distribution aside, it will be seen that industrial zoning exceeds industrial use by 2.4%, and there is 6.1% discrepancy between commercial uses and commercial zoning. There is perhaps reason to hope that industry will catch up with the area designated for this use on the zone map. With regard to commercial zoning, this is much more doubtful. At the same time, "living" zones are 8.5% below current land use practice. When coupled with the mal-distribution of uses that also occurs, one can only agree with Bartholomew that zoning without reference to a comprehensive plan is Albuquerque's greatest weakness[1].

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[1] "Major Defects of the Text of the Existing Zoning Ordinance, Albuquerque", N.M. P-15.

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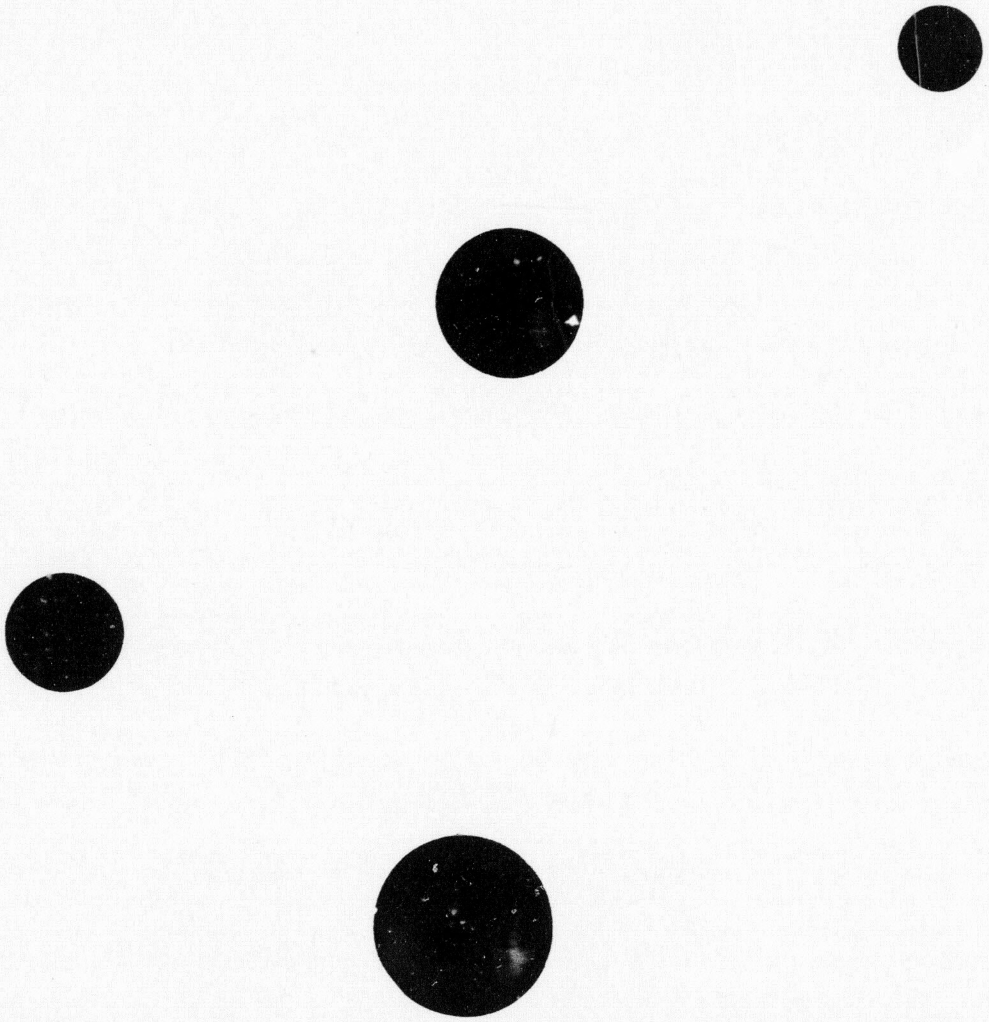
A 9663



DENSITY

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DENSITY

Density is a measure of the intensity of man's use of land. One can know much of a community only by knowledge of its density, for it is fundamental to the form of a town. Density is a simple ratio between the area used (in acres or square miles) and some unit of use (rooms, homes, families, persons). For the measurement of over-all density, perhaps the most useful ratio is in terms of "Persons per Acre" (P. P. A.). The formula is:

$$\text{Density (Persons per Acre)} = \frac{\text{Population}}{\text{Area}}$$

However, much depends on what area is included. Some of the most common definitions follow.

DENSITY DEFINITIONS BY AREA

GROSS DENSITY includes both the developed and undeveloped land in an area. When compared with the Developed Area Density, this gives, in round figures, the over-all effect of vacancy within the urban fringe.

DEVELOPED AREA DENSITY shows the relationship of population to the developed area as a whole.

GROSS RESIDENTIAL DENSITY includes the total area of those parts of the community devoted to residential uses. It includes roads and utility easements, but not commercial, industrial, or public uses.

GROSS NEIGHBORHOOD DENSITY is the population density of a residential area, including the roads, utility easements, schools, parks, and local commercial areas which directly serve it.

Each of the above ratios has its uses. We shall initially study Albuquerque's Gross Area Density and its Developed Area Density. Later, at the level of the census tract, residential densities will be analyzed.

GROSS & DEVELOPED AREA DENSITIES, 1960

GROSS & DEVELOPED AREA DENSITIES - CITY, COUNTY & AMA, 1960

Area	Total Area (Acres)	Developed Area (Acres)	Population	Density (P.P.A.)
City (Gross)	39,040	-	201,189	5.16
" (Developed)	-	20,354	201,189	9.88
County (Developed)	-	34,659	262,199	7.70
AMA (Developed)	-	29,321	255,319[1]	8.71
" (Gross)	120,223	-	255,319[1]	2.12

[1] AMA population is 97.3% of Albuquerque SMSA (Bernalillo County) population.

Analysis

A comparison of gross and developed area densities gives some idea of the effect of vacant land on a community. The City's developed area, as one might expect, has the highest density although it is less than 10 persons per acre. However, over Albuquerque's total area there is little more than 5 persons per acre. It is true that much of the excess vacant land is beyond the urban fringe, but a considerable amount lies within it. Effectively, this means that the community is paying in services and roads for vacant land. Admittedly this is not an entire loss, for the presence of vacant land stretching almost to the center of town has made it easier and cheaper to purchase right-of-way for the freeways, but the implication is strong that a city of the same population could exist at the same developed density in almost half the space taken by the present Albuquerque, with considerable economic and social advantage.

It is unlikely that this problem will solve itself. Unless vacant land holdings decrease proportionately over the next 20 years, the metropolitan area will continue to be about twice the needed size. In terms of a community of 650,000, this can mean a difference of 100 sq. mi. - nearly twice the size of the present community, that may be unnecessarily brought into the orbit of the City, lightly sprinkled with homes and crossed by roads and utility lines.

A 9666

Future Density

If legislation or other control is enacted in the near future to discourage this wasteful "leapfrogging" process, the City's Developed Area Density may be taken as the average for the future. If this be the case, the City will need only another 8 sq. mi. if the community's 1980 population follows Mr. S. J. Brasher's low estimate (433, 900), but could need an extra 41 sq. mi. if the high estimate (664, 400) becomes a reality.

The tendency for increased density at the core, leading to higher over-all densities as a city grows in size, has already been noted. Hence it does not seem unrealistic to suggest that the density may increase to at least 12 persons per acre, a density still very low for a metropolis. In this case, the community might need, at the most, an extra 26 sq. mi. by 1980.

It is interesting to note that with acceptable gross densities beyond 50 persons per acre, if the density were raised to 17 persons per acre, Albuquerque could accommodate its highest expected population growth in the next 20 years within its present boundaries.[1]

Conclusions

The community is paying for vacant land, a commodity which is an eyesore, a trash collector, and a source of blowing dust. Legislation should encourage development within the urban fringe by abolishing tax laws which favor non-development and unnecessarily burden the developer.

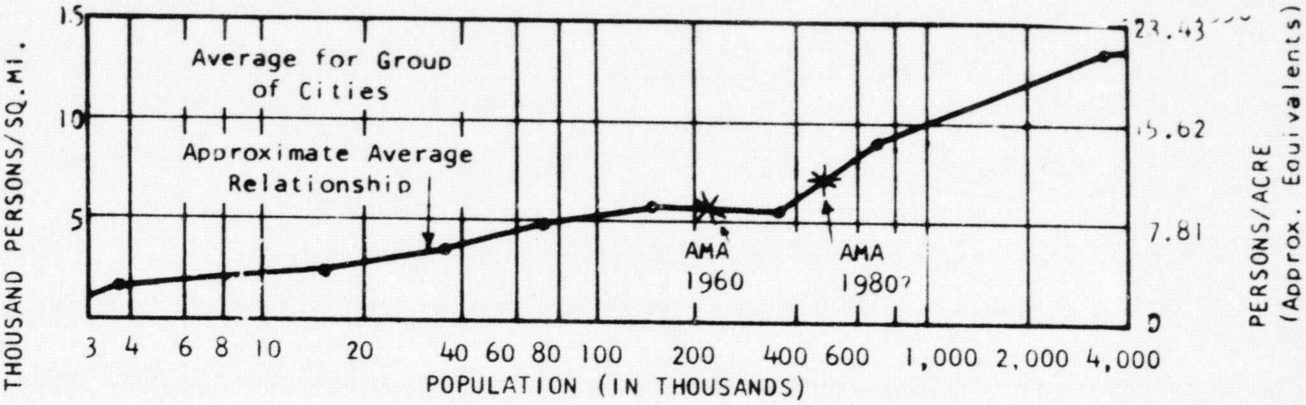
With this encouragement to "in-fill", the community will tend to grow more compactly and avoid unnecessary and wasteful "leapfrogging" which, at its present rate, could swallow an extra 100 sq. mi. in 20 years.

If developed area densities remain the same for the City, the community will need between 8 and 40 sq. mi. beyond its present boundary by 1980. However, if the density were to be raised to 17 persons per acre, all expansion could occur within its present boundaries. It is doubtful that the general effect of such a density increase would be acceptable for Albuquerque 1980.

The graph on the following page implies that if Albuquerque follows the present trend, a density of 12 persons per acre may be expected if the community grows to 600, 000 population.

[1] Such a density seems inappropriate to a city such as Albuquerque, at least within the time limit of this project.

AVERAGE POPULATION DENSITY FOR GROUPS OF INCORPORATED CITIES BY SIZE, CLASS, 1950



*Source: "Land for the Future", Resources for the Future Inc., Feb. 1960, Page 86

THEORETICAL DEVELOPED AREA NEEDS AT SELECTED DENSITIES, AMA, 1980

Density (Persons per Acre)	Population 1980[1] (Persons)	Total Area Needed, 1980 (Acres)	Total City Area[2] (Acres/Sq.Mi.)	Area to be Developed in the County by 1980		
				(Acres)	Nearest Sq.Mi.	Total Sq.Mi.
5.16						
Gross	433,900	84,089		45,049	70	131
City	567,500	109,980	39,040/61.1		111	172
Density	664,400	128,701			140	201
7.70						
County	433,900	56,350		17,310	27	38
Developed	567,500	73,701	39,040/61.1	34,667	54	115
Area	664,400	86,285		47,245	74	135
8.71						
AMA	433,900	49,816		10,776	17	78
Developed	567,500	65,155	39,040/61.1	26,115	41	102
Area	664,400	76,280		37,240	58	119
9.88						
City	433,900	43,917		4,877	8	69
Developed	567,500	57,439	39,040/61.1	18,399	29	90
Area	664,400	65,182		26,142	41	102
	433,900	36,158		2,882	5	66
12.0	567,500	47,292	39,040/61.1	8,252	13	74
	664,400	55,367		16,327	26	87
	433,900	28,927		-10,113[3]	-16	45
15.0	567,500	37,833	39,040/61.1	-1,207	-2	59
	664,400	44,293		5,253	8	69
	433,900	21,695		-17,345	-27	34
20.0	567,500	28,375	39,040/61.1	-10,665	-17	44
	664,400	33,220		-5,820	-9	52

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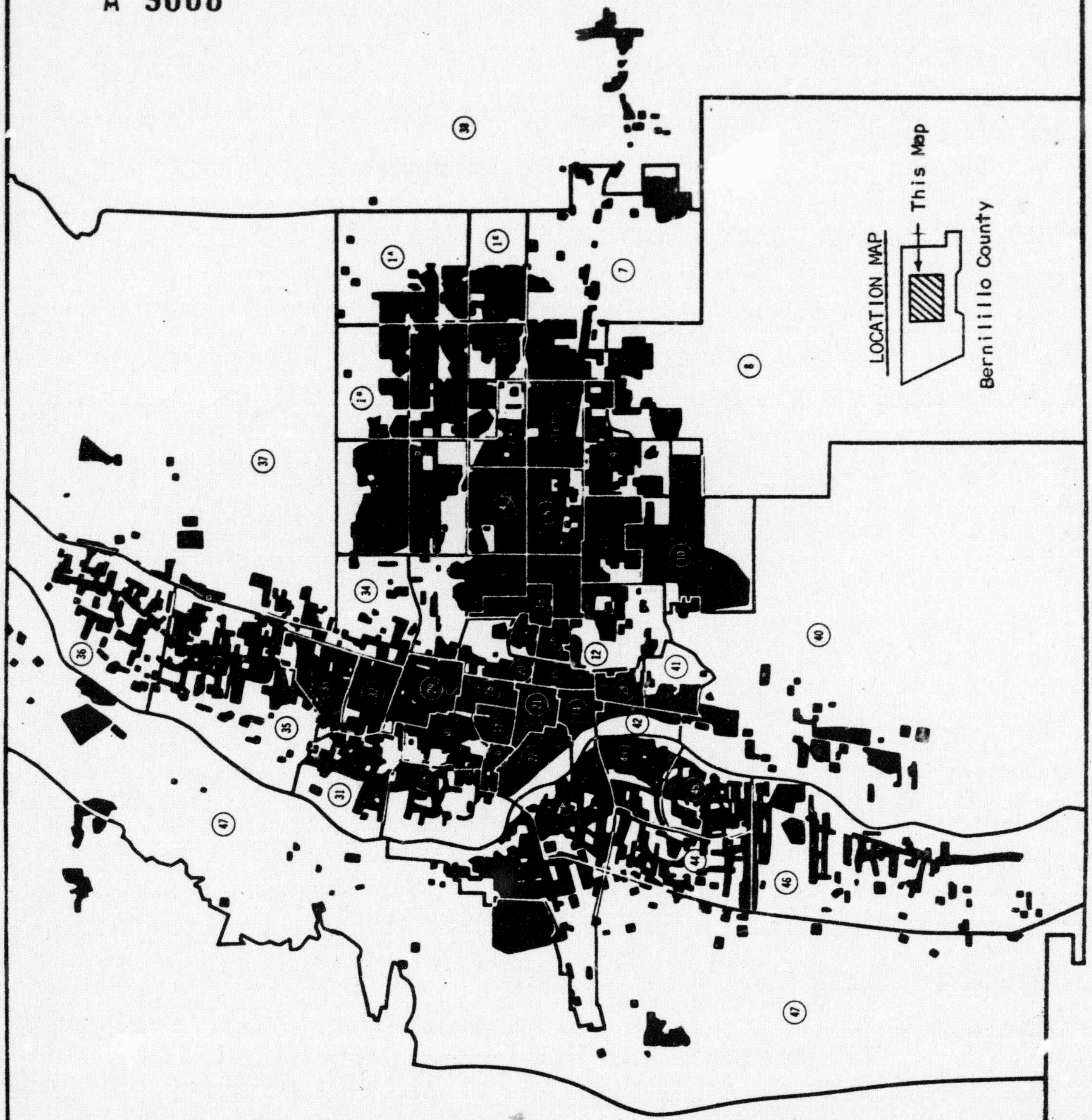
[1] Three 1980 population estimates from S. J. Brasher's "Preliminary Report: The Growth of Population in Albuquerque SMSA & Projections to 1980", Series I, II & III.

[2] It is assumed that the total area now within the City will be developed by 1980.

[3] All minus figures denote the amount less than City area needed.

CENSUS TRACTS AND DEVELOPED AREA 1960, ALBUQUERQUE SMSA

A 9668


38
1A
1B
7
8
1C
37
LOCATION MAP
This Map
Bernilillo County
10
34
40
36
12
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42
31
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44
46
47

Notes: This map is a guide to the Density Maps. Census Tract 39 (Isleta Pueblo) is not shown. Census Tract 48 information is not included. On the maps following, density information is illustrated by CENSUS TRACT and DEVELOPED AREA.

DENSITY BY AREA

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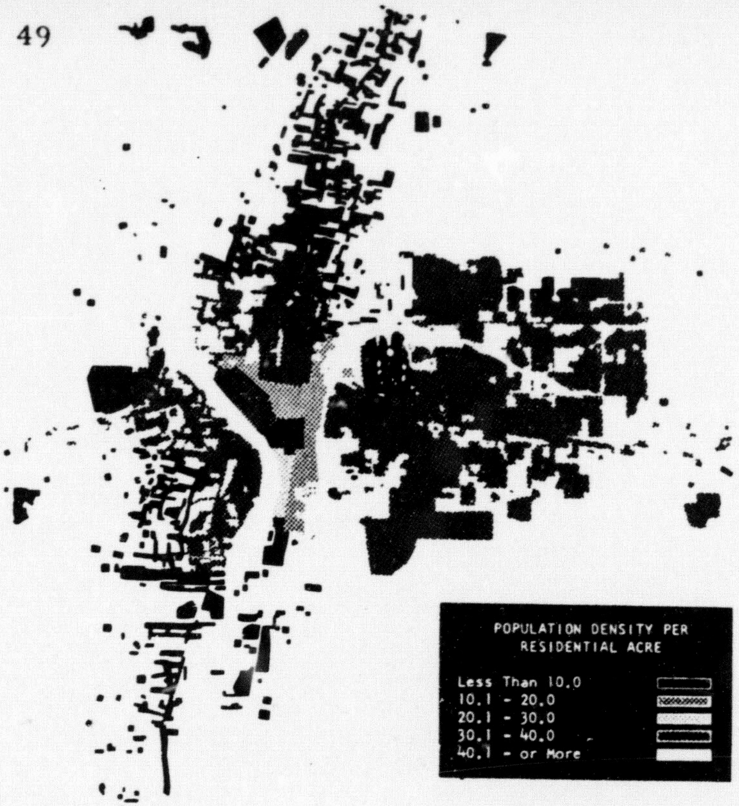
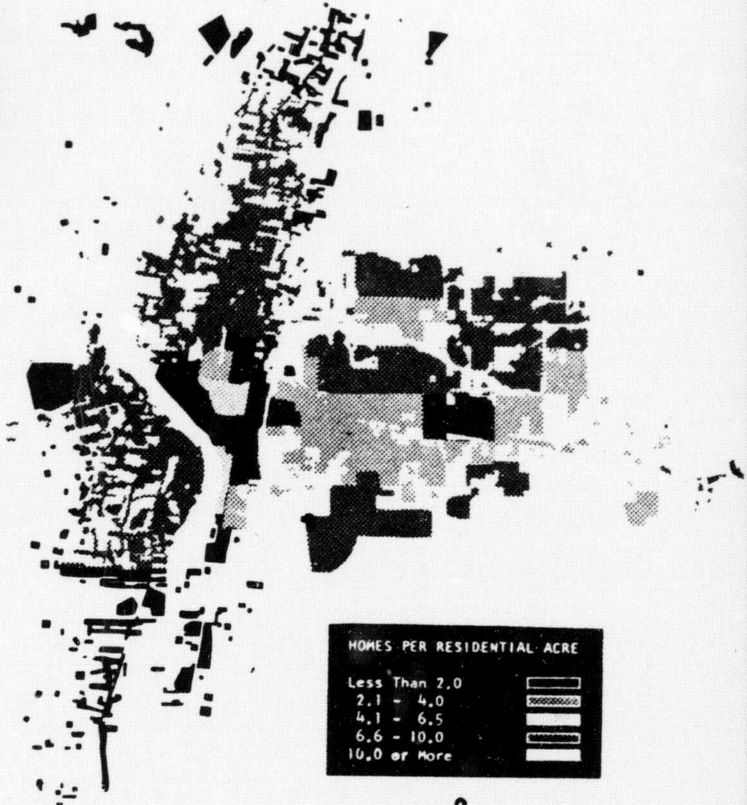


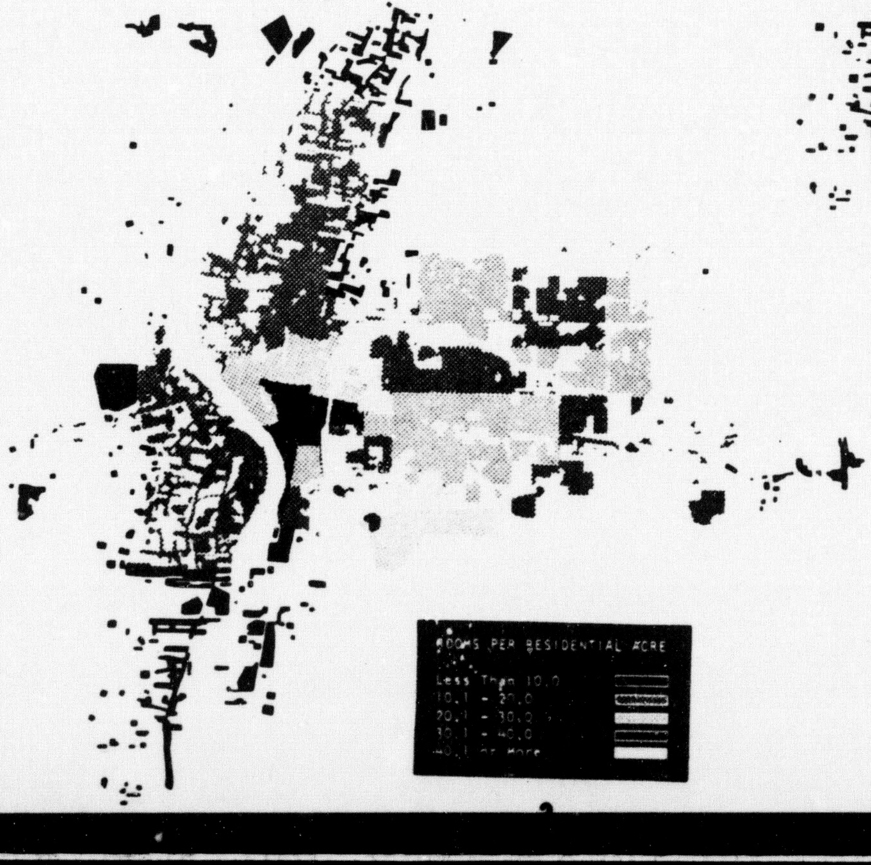
DENSITY MAP 1: As pure relationship of population to residential area, most of the city is developed between 10 & 20 persons per acre. The outlying areas show densities below this, and these low densities extend as wedges into the city at the point where the East Mesa rises in a bluff above the Valley. Higher densities are to be found extending in all directions from the intersection of the railroad and Central Avenue. This is largely at a density of less than 30 p.p.a. The only census tracts exceeding this density are 18 (UNM), 14 & 42 (south of the CBD). Census Tract 42 is the only area with a density greater than 40 p.p.a. Although in itself not high density, when related to single-family houses, the predominant house type all over Albuquerque, it reads as an excessive density for this type of development.

1

DENSITY MAP 2: The density of homes follows a similar pattern, but the density of homes is seen to extend eastward along Central Avenue. Predominantly there are less than 4 homes per acre, and, on the periphery, less than 2. Most other areas do not exceed 6.5 homes per acre except in the center of the city and in Census Tract 6-B (east of the State Fairgrounds). Homes exceed 10 per acre in Census Tracts 21 (CBD) & 42 (south of Barelas). As aforementioned, as these homes are largely in single-family unattached units, this density is too high for this form of development. (Note: Census Tract 6-B has 24 acres of trailer courts and its share of apartments.)



2

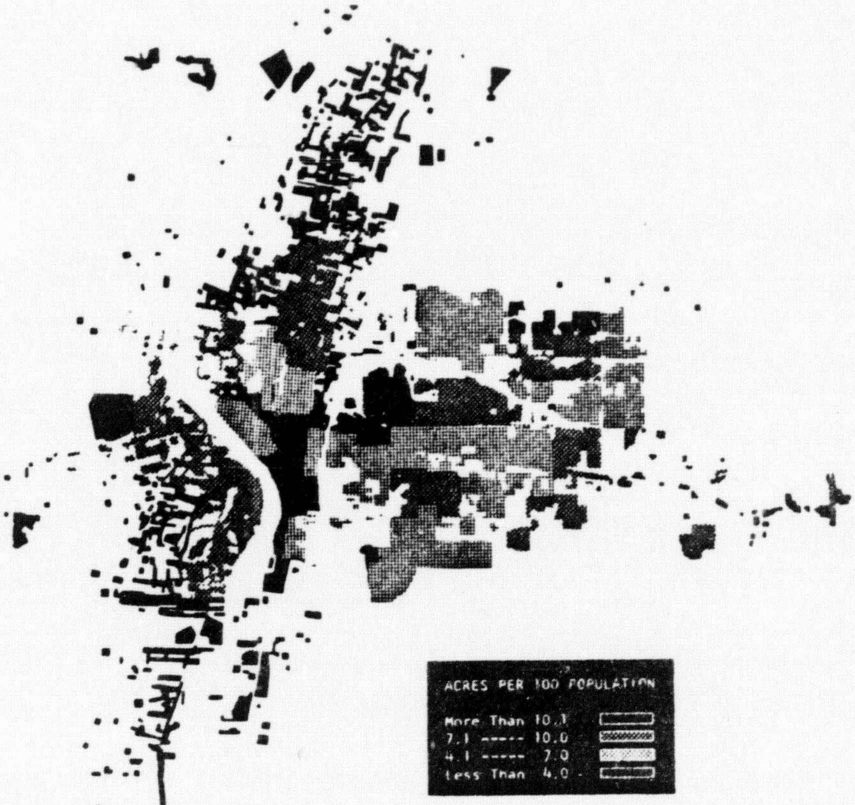


DENSITY MAP 3: The rooms per acre pattern differs slightly from the 2 previous measures. Apart from the University of New Mexico and Kirtland Air Force Base, both providing institutional housing with more than 40 rooms per acre, the highest concentration still is to be seen at the center, extending east along Central as far as the university. These central census tracts with densities between 30.1 & 40 rooms per acre are ringed by census tracts with 20.1 to 30 rooms per acre. This density extends along both sides of Central Avenue east to Wyoming. Many of the tracts in the Northeast Heights are similarly developed, while the remainder have between 10.1 & 20 rooms per acre as have the inner Valley areas. Outer areas show densities of less than 10 rooms per acre.

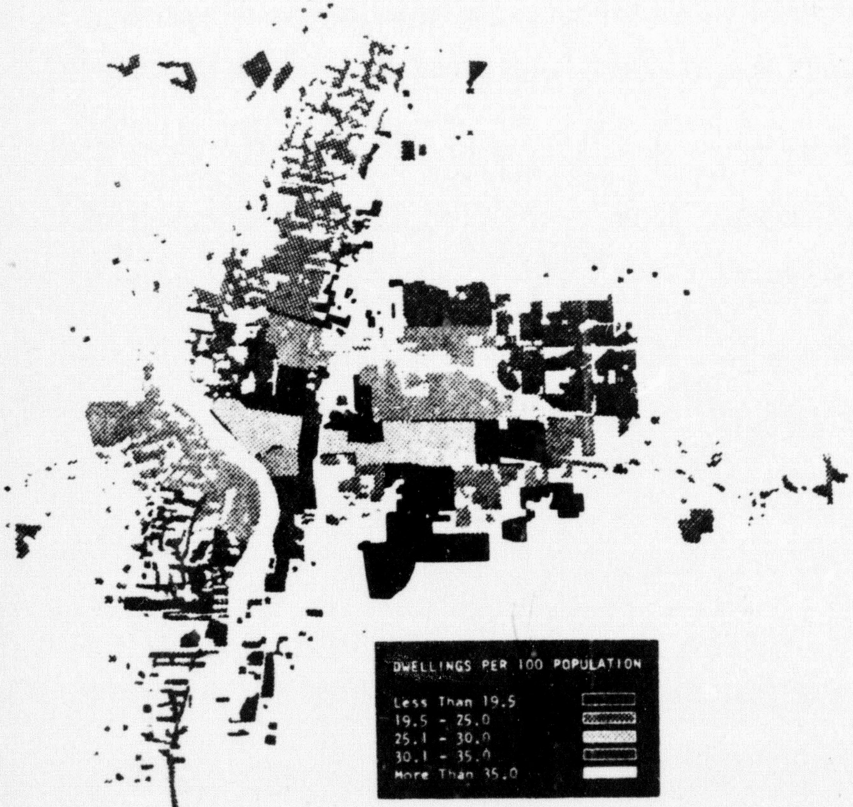
A 9670

PER CAPITA DENSITY

DENSITY MAP 4: This map shows virtually the same characteristics as Map 1 for the ratios are between the same factors (population & area). Any differences that occur are a function of the different grouping of similar ratios in each map. It is obvious that Map 1 is more selective at higher densities whereas Map 4 is more selective at lower densities. The higher densities that appear along East Central on Maps 2 & 3 also appear on Map 4.


ACRES PER 100 POPULATION
More Than 10.1
7.1 ------ 10.0
4.1 ------ 7.0
Less Than 4.0 -

4


DWELLINGS PER 100 POPULATION
Less Than 19.5
19.5 - 25.0
25.1 - 30.0
30.1 - 35.0
More Than 35.0

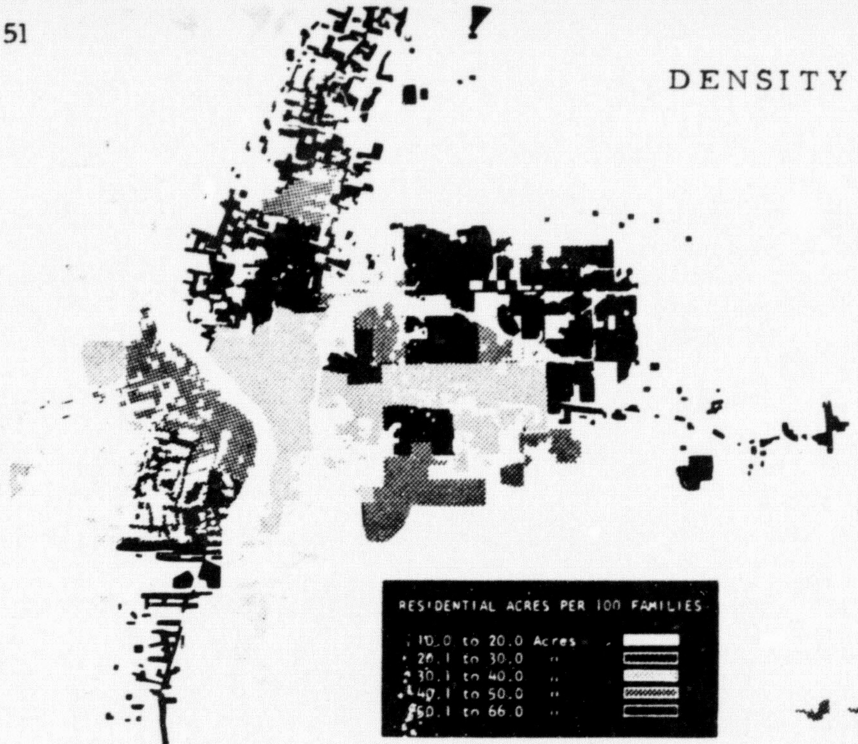
5

DENSITY MAP 5: Here it is seen that the highest number of dwellings per capita are along both sides of Central from the Rio Grande to Wyoming. This does not, of course, mean that this is the area of highest density. On the contrary, it points to the area where there are the smallest families and the largest number of single people living. Paradoxically, census tracts with the lowest number of dwellings per capita show similar traits except in this case many people are housed in institutional buildings not categorized as "dwelling units" by the Bureau of the Census.

DENSITY IN RELATION TO FAMILIES

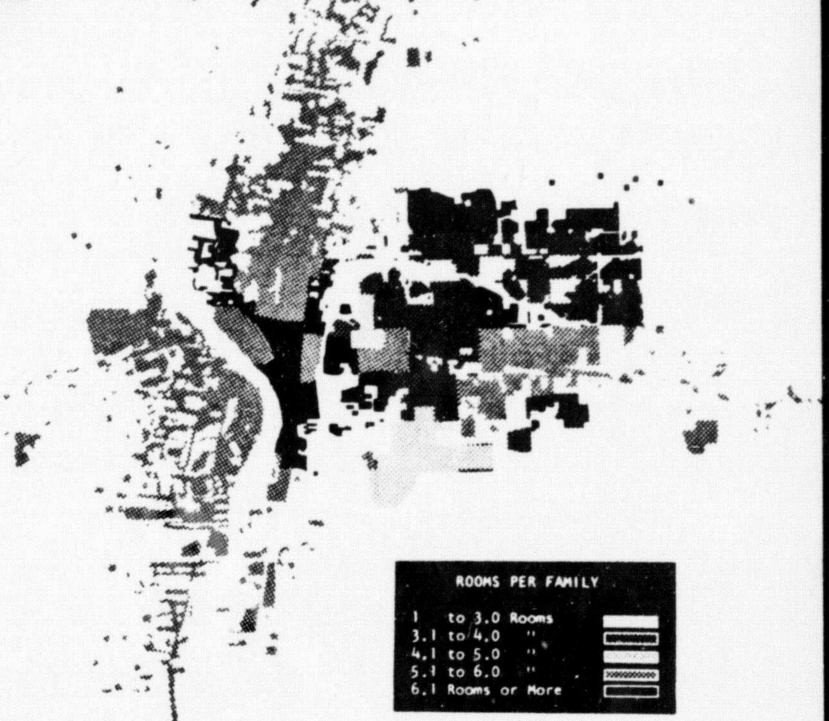
A 9671

DENSITY MAP 6: As it is, in the widest sense, the family unit for whom we have built and are to build, then the distribution of families as such is an important measure. It paints a broader picture than do other measures. The area of highest density is seen to stretch from the river to Wyoming, in the Valley, as far north as Indian School Road, and in the Heights, to Lomas. Except for Census Tract 11 (the Ridgecrest area), it stretches to the bases and south to the edge of the urban area. The Northeast Heights and the inner North Valley are next in line. Beyond, the density lessens until the lowest densities in the northern and southern extremities of the Valley area. The institutional densities (UNM & the Bases) show up as medium low, indicating that the homes within these areas are reasonably spaced.


RESIDENTIAL ACRES PER 100 FAMILIES
10.0 to 20.0 Acres
20.1 to 30.0 "
30.1 to 40.0 "
40.1 to 50.0 "
50.1 to 66.0 "

6

DENSITY MAP 7: This map virtually indicates the distribution of homes by size. The Bases & UNM have, on the average, 1 or 2 rooms per family, but as these "families" are largely individuals, this does not necessarily indicate inadequate living quarters. The inner core averages 3 rooms per home. 4 rooms seem to be standard in the Valley and along Central east of San Pedro. The greatest part of the Northeast Heights averages a 5 room house, with 6 or more rooms per dwelling in the outer northeast fringe of the city & in Census Tract 6-A (north of the State Fairgrounds)


ROOMS PER FAMILY
1 to 3.0 Rooms
3.1 to 4.0 "
4.1 to 5.0 "
5.1 to 6.0 "
6.1 Rooms or More

7

RATIO OF FAMILIES TO INDIVIDUALS
(Includes Individuals in Institutions)
Less Than 5 Families to 1 Individual
5.1 - 10.0 " " " "
10.1 - 30.0 " " " "
30.1 - 50.0+ " " " "

8

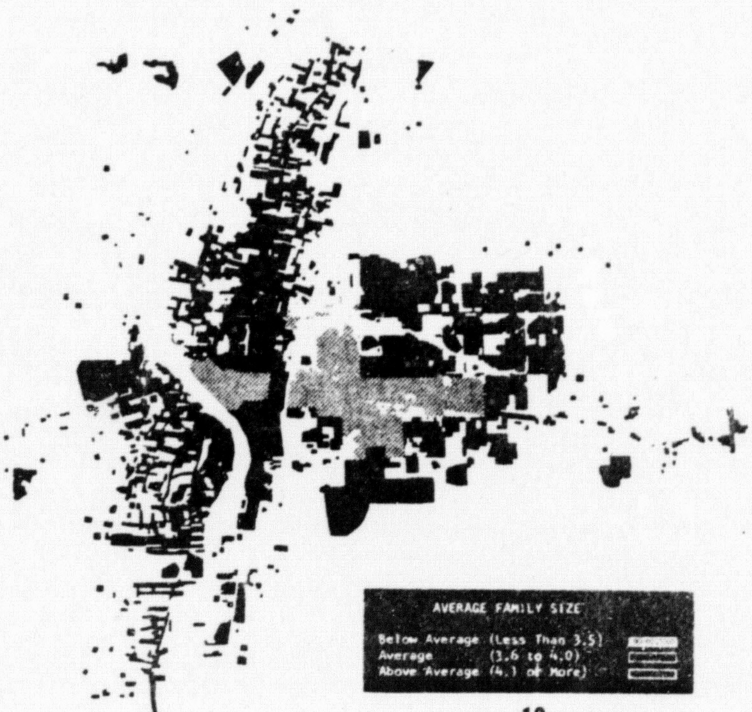
DENSITY MAP 8: As may be expected, the distribution of individuals in the community is in inverse ratio to the larger families, at least in relation to the Northeast Heights. Indivuduals appear to be concentrated at the core and along Central, but thereafter they are fairly evenly distributed over the community, except in the Northeast Heights where there are few individuals to be found. This is no doubt because the building in this area does not cater to this type of person, and the single person is more gregarious, hence these areas may appear isolated to him.

A 9672

FAMILY SIZE

AVERAGE FAMILY SIZE
3.0 to 3.9 Persons/Family
4.0 to 4.9 " "
5.0 or More " "

9


AVERAGE FAMILY SIZE
Below Average (Less Than 3.5)
Average (3.6 to 4.0)
Above Average (4.1) or More)

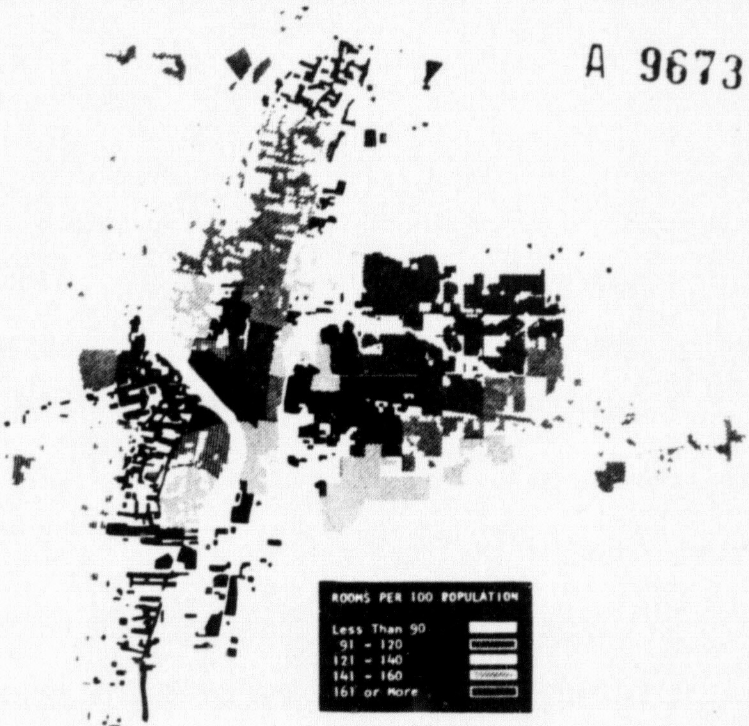
10

DENSITY MAPS 9 & 10: The average size family in the AMA is 3.8 (3.9 discounting single individuals). Map 9 shows that all census tracts have an average family size exceeding 3 persons. Families averaging between 3 and 3.9 stretch along Central Avenue and north along Second & Fourth Streets NW, also in the area north and east of the university. Elsewhere the average family has over 4 members in Census Tracts 41 & 42 (South Barelas & Broadway area) the average exceeds 5. As the average home in these latter tracts has only 3 to 4 rooms, this shows an internal overcrowding of accommodations. In the case of Census Tract 42, this is exaggerated by the crowding together of the homes (see Density Map 2). Density Map 10 shows the same information as Map 9, but in a different form. Here it can be divined that along Central and around the university and above Kirtland AFB families are below average in size.

Above average family sizes are to be found in the outer Northeast Heights and beyond, on the bases, in the South Valley, and to the north and west of Old Town. Larger families can be expected in Census Tract 20 (Martineztown) and Census Tracts 41, 42, 13 & 14 (Barelas & South Broadway). It is interesting to note that the Isleta Indians also have a tendency toward larger families.

A 9673

OVERCROWDING



11

DENSITY MAPS 11 & 12: Map 12 shows the percentage of dwellings having 1.01 rooms per person or less. The fact that this, the standard measure of overcrowding, is too stringent is shown by the widespread distribution of such homes. Map 11, showing the ratio of rooms to people, indicates a less stringent standard. Those included in the lowest category show where the average is less than .9 room per person. A standard of .89 room per person[1] is, perhaps, an adequate indication of true overcrowding.

It will be seen that, considering our knowledge of population and dwelling density distribution, there are some unexpected patterns. The high standard of the Northeast Heights is to be expected, but the center of town has as low a density as this more salubrious area. The areas around the university and Census Tract 22, west of the CBD, have an even higher proportion of rooms.

Not quite as high, and well within comfort, are the Southeast Heights, the middle North Valley, and, strangely enough, Census Tract 15 (the urban renewal area), Census Tract 26 (Old Town and environs), and Census Tract 43 (the South Valley's most highly developed census tract). The highest densities per room (and those that may be considered to be overcrowded) are not in the core nor running along Central Avenue, but are scattered throughout the community. Firstly, the institutions --- Sandia Base, Kirtland Air Force Base, and the University of New Mexico. It is to be expected here. One can also expect it in Census Tracts 41, 42 & 13 (the South Broadway - Barelas area) and in Census Tract 20 (Martineztown), but scattered beyond the core area are Census Tract 25 (Rio Grande Boulevard and west to the river), Census Tract 45 (South Valley between the river, Arenal, Tapia & Barcelona), and Census Tract 34 (the railroad, Candelaria, Carlisle & Montgomery). This distribution can best be understood when related to Density Map 11 (Average Family Size). In each case it will be seen that these census tracts contain families averaging above the normal number of childred (1.9). These are not the only areas with above-average families, but Density Map 9 shows that the homes are either average or below average in size.

Density Map 10 also throws light on the distribution of the highest number of rooms per capita. These are in areas having below-average size families. Unless cooking facilities are shared, they have to be provided in each home. For this reason, areas with small families will tend to have a larger number of rooms per capita.

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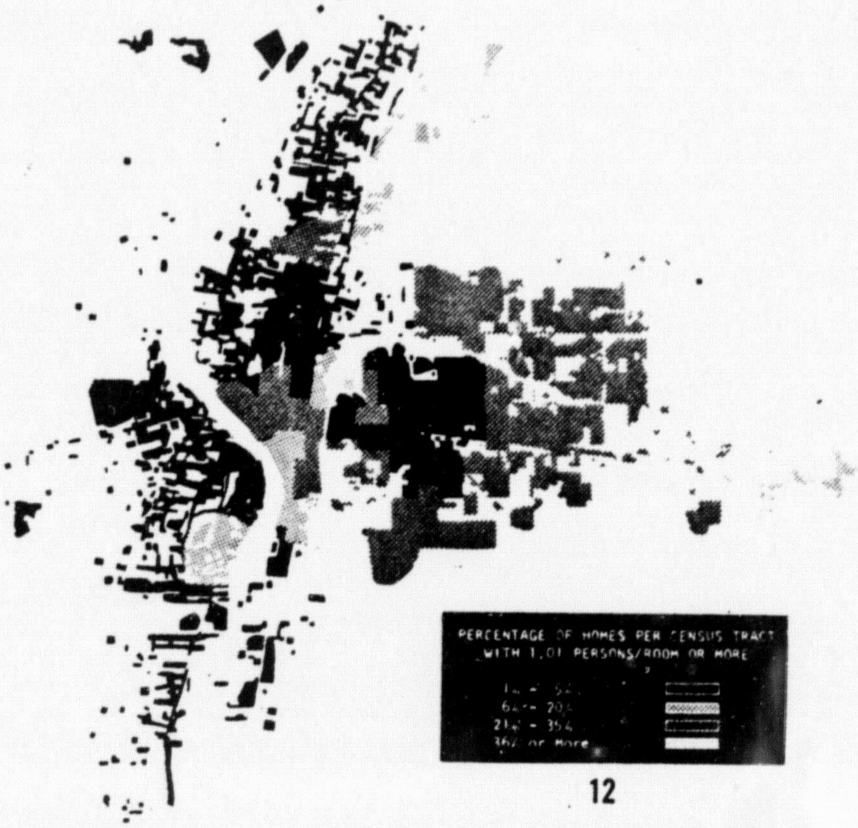
[1] See "Density in Residential Areas", Ministry of Housing and Local Government, 1952.

A 9674


PERCENTAGE OF HOMES PER CENSUS TRACT
WITH 1.01 PERSONS/ROOM OR MORE
1% - 5%
6% - 20%
21% - 35%
36% or More

12

OVERCROWDING OR GREGARIOUSNESS?

High density in itself does not create poor living conditions, but where many people have to live together at close quarters, the possibility of a full human life may well be jeopardized.

The Bureau of the Census has taken the standard of 1.01 persons or less per room as being desirable (see Density Map No. 12). This is debatable, first because it bears no direct reference to the size of the room, and second, the usual desire for spaciousness is not necessarily mirrored in the "life styles" of certain minorities. Only the sociologist can tell for certain whether living "on top" of others is caused through poverty or whether it is an intrinsic part of a way of life more gregarious than the norm. In other words, the standard of 1.01 rooms per person, desirable for many, may possibly be uncomfortably generous for others.

Nevertheless, no matter how gregarious a person may be, there is almost certainly a degree of crowding beyond which one's mental and physical health suffers, so some knowledge of overcrowding, even at this preliminary stage, seems necessary. Despite its shortcomings, the Bureau of Census standard will no doubt reflect those areas which need investigating first.

The stringency of the standard is evident in the fact that 85% of the census tracts show that more than 1 in 20 dwellings is "overcrowded" (1 house in every 4 in the Valley). However, it also shows that almost every second house in Census Tracts 41 & 42 has more than 1.01 persons per room (Density Map 12). It is pertinent to note that these census tracts also have the highest average family size for the community, 5.1 and 5.2 respectively, (Density Map 11) and some of the smallest dwellings (Density Map 7). However high the standard might be, it points to these two census tracts in particular, along with Census Tract 14, which has over 40% of its households below this standard, as being in need of further investigation regarding overcrowding. Such detailed studies also should take into account the presence or lack of household equipment now considered standard, e.g., indoor plumbing, utilities, et cetera.

A 9677

AGROPHILIA --- ITS CAUSES & EFFECTS

There are few who do not consider a large lot a highly desirable living feature. Those who can, live on an acre or more of land. Others, who often wish they could, content themselves with a lot with a 60 ft. or 70 ft. frontage when only a few years ago 50 ft. was considered more than adequate. What are the causes and, more important the effects of this demand for space?

The Causes[1]

1. There is a prevalent myth that Americans are "of the soil", and therefore that cities are "un-American". This myth never has been entirely true, for even before the Twentieth Century, cities have played an important part in American life, its character and economy. Today, when 3 out of 4 Americans live in urban areas, the myth is far from reality.
2. Connected with this myth is a condition which might be called "Daniel Boone-ism". Nowadays we may not be able to pull up stakes when smoke appears on the horizon, but we still seek to satisfy the legitimate need for privacy in SPATIAL instead of STRUCTURAL terms. Though privacy through space still is available to the wealthy, the price of land, caused by pressure of population and land shortage, makes a spatial solution usually impossible. The pitifully narrow strip between tract houses is a mere caricature of spatial isolation.
3. The Nineteenth Century industrial town was inhumanly overcrowded and congested. Those who were brought up in such an environment grew to detest the city and sought to escape from it at the earliest opportunity. Few saw that the city might be a vital and exciting place in which to live. Most rejected the city and saw salvation in the countryside. Unfortunately, with so many having the same idea, the country soon lost its attractive qualities by sheer weight of numbers.
4. Nineteenth Century idealists, seeking an alternative to the insensate industrial city, postulated the "garden city", where open space was given pride of place. Their theories, dubious at the outset, and misunderstood and misapplied, have led to the development of the equally insensate suburban sprawl of today.
5. The garden city movement had world-wide appeal, but only in North America was there the standard of living which could make it more than a dream. The government organizations that have underwritten the cost of most post-war housing development have codified the bare bones of the idea into the ONLY way that towns could develop. Fortunately a softening of this attitude is now apparent, and government sponsorship of alternative methods of residential growth is now possible.[2]

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[1] For a fuller explanation of some of these points, see "The Future of Our Cities", Robert A. Futterman, 1961.

[2] See the Housing Act of 1961 (P. L. 87-70) Amendments to FHA Mortgage Insurance Program.

A 9678

The Effects --- The High Cost of Low Density

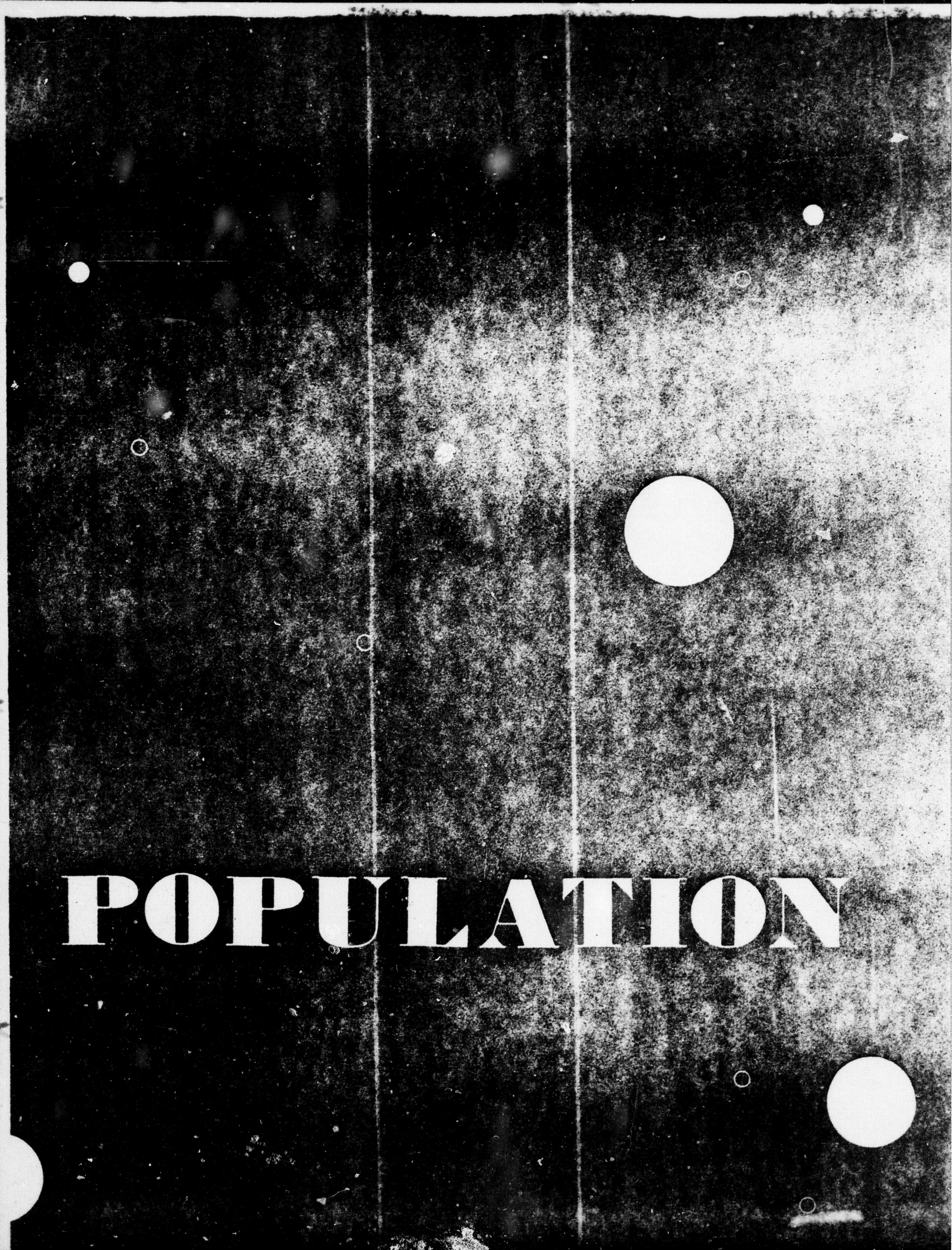
Legitimate or fanciful, natural or forced, the demand for low density houses appears very strong. However, true demand is "demand at a price", and one's preference must be modified by one's ability to pay. The price of a house may not include all the facilities necessary to make it an attractive home. These include landscaping the lot, surfacing the road and installing curbs and gutters, street signs, and street lights. This is not all, for schools within a convenient distance will be needed, and open spaces for active and passive recreation, too. Fire and police protection are necessary as is an efficient arterial system to enable quick and convenient movement to work, shopping areas, and other parts of the town.

The costs that these and other facilities involve are rarely added up to give the true price of living at a given density. It is self-evident, however, that as density decreases, the cost of these items spiral upward while the cost of the house itself may remain the same. Although not apparent when a lot and house are purchased, sooner or later they make themselves known and have to be paid for or the community does without the facility. When the latter course is taken, pockets of substandard development occur where blight is "built in".

When by force of law or public pressure, the outlay has to be made, it often comes as an unexpected burden to the family budget. With regard to the cost of these facilities, it may not all be paid by the consumer, but can become a general tax burden or increase in utility rates paid for equally by those who are enjoying low density living and those who are not so privileged.

A calculation of such costs at various densities is beyond the scope of this project. Nevertheless, to assure community and individual solvency, such assessments should be made and the true cost of low density development assigned. The community then can build with the assurance that it can and is willing to pay for what it is getting.

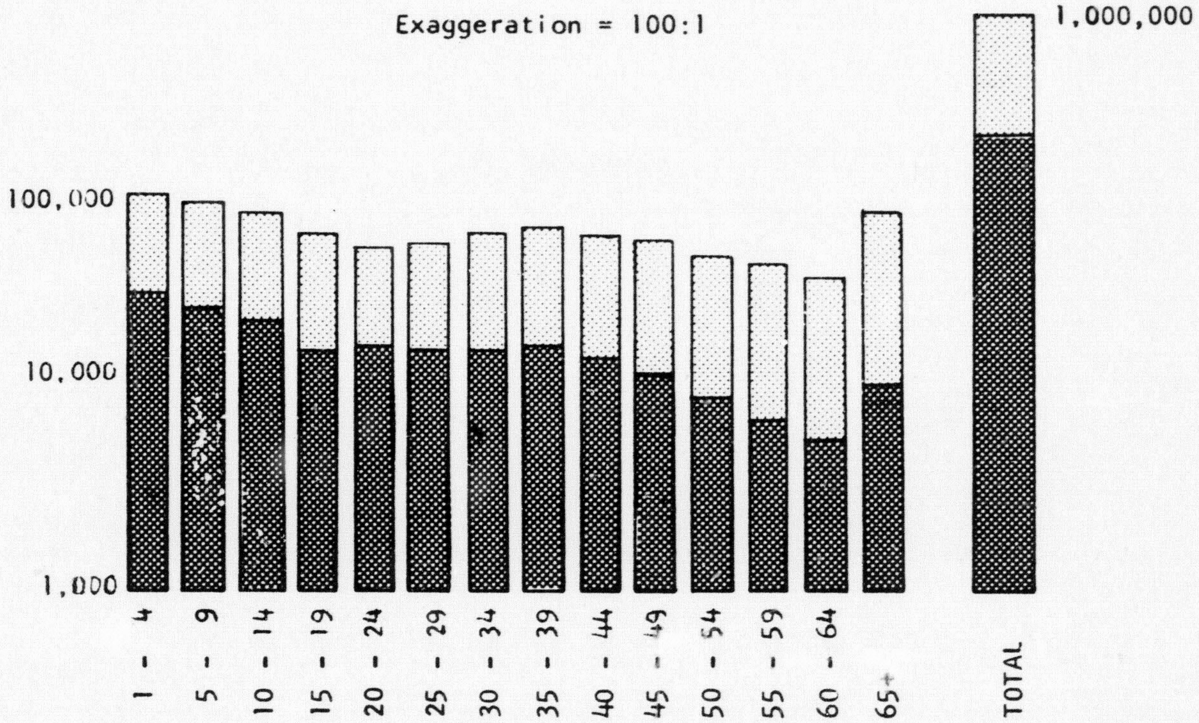
A 9679



POPULATION

ALBUQUERQUE SMSA POPULATION BY AGE GROUP COMPARED TO TOTAL OF ALL SMSA'S*

Albuquerque is a youthful city for it has proportionately fewer persons over 30 years of age than is average for urban U.S.A.



*Source: U.S. Summary, General Population Characteristics, PC(1)1B, U.S. Bureau of the Census, 1960.

Population Change, 1950-1960

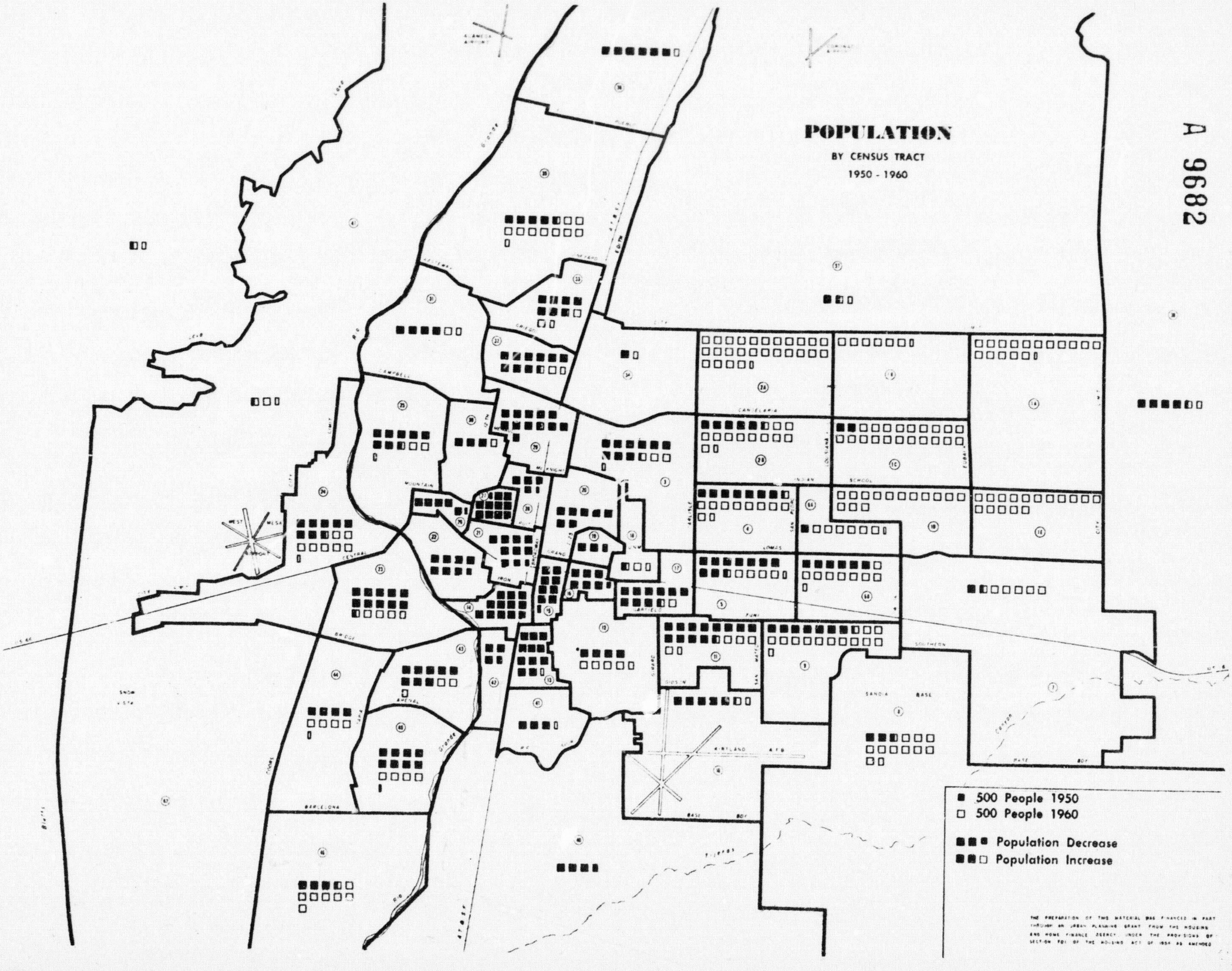
The population map, opposite, shows where the approximately 120,000 people who came to the community between 1950 and 1960 have established their homes. About three-fourths of these moved into newly-built homes in the East Heights area, i.e., east of the university. One-tenth took up residence in the North Valley, and the remainder in the West Mesa and South Valley area. About 2,000 people living in the Central area in 1950 have also moved out by 1960. This, no doubt, is partly due to commercial "intrusion" into fringe areas around the Central Business District, and partly to the attraction of new accommodation in the develcping subdivisions or opportunities in other communities.

In round figures, in 1960, the Northeast Heights housed 72,000; Kirtland-Sandia area, 54,000; around the University, 22,000; South Broadway, 12,000; Central area, 21,000; North Valley, 37,000; South Valley, 28,000, and West Mesa, 8,000.

POPULATION

BY CENSUS TRACT

1950 - 1960


CANDELARIA
INDIAN
SCHOOL
LOUISIANA
EUBANK
CARLISLE
SAN PEDRO
LOMAS
ZUNI
GARFIELD
UNM
GIBSON
GIRARD
SAN MATEO
SOUTHERN
SANDIA
BASE
KIRTLAND
A F B
BASE
BDY
CANYON
TIJERAS
CITY
CENTRAL
MOUNTAIN
CAMPBELL
BRIDGE
ARENAL
BARCELONA
COORS
WEST
MESA
SNOW
VISTA
RIO GRANDE

■ 500 People 1950
□ 500 People 1960

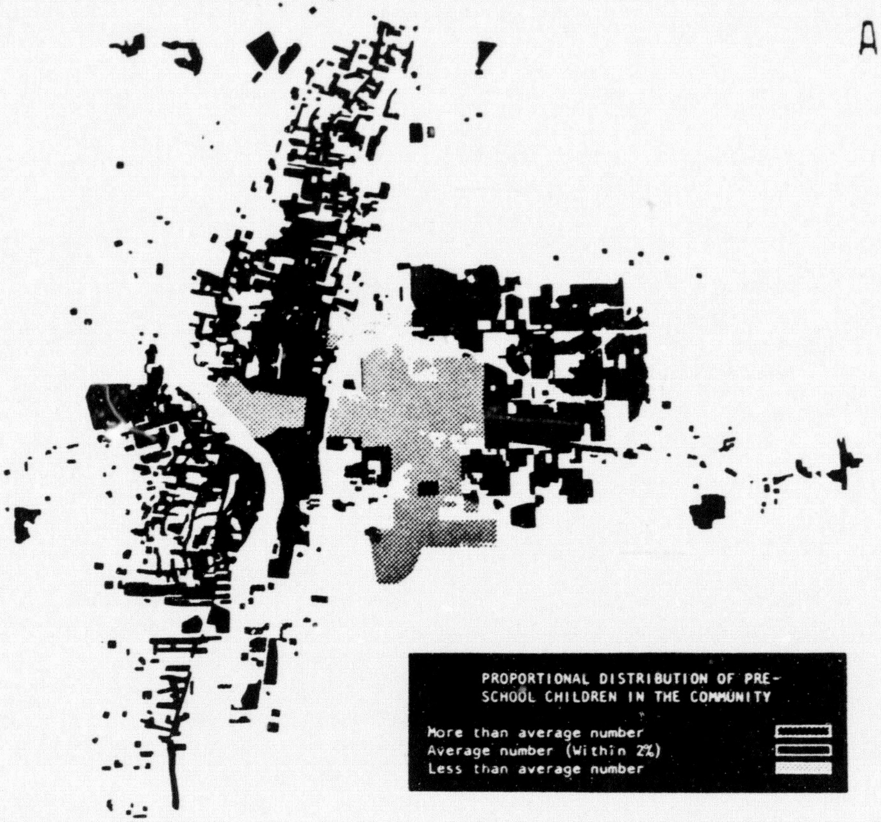
■■■ Population Decrease
■■□ Population Increase

THE PREPARATION OF THIS MATERIAL WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED

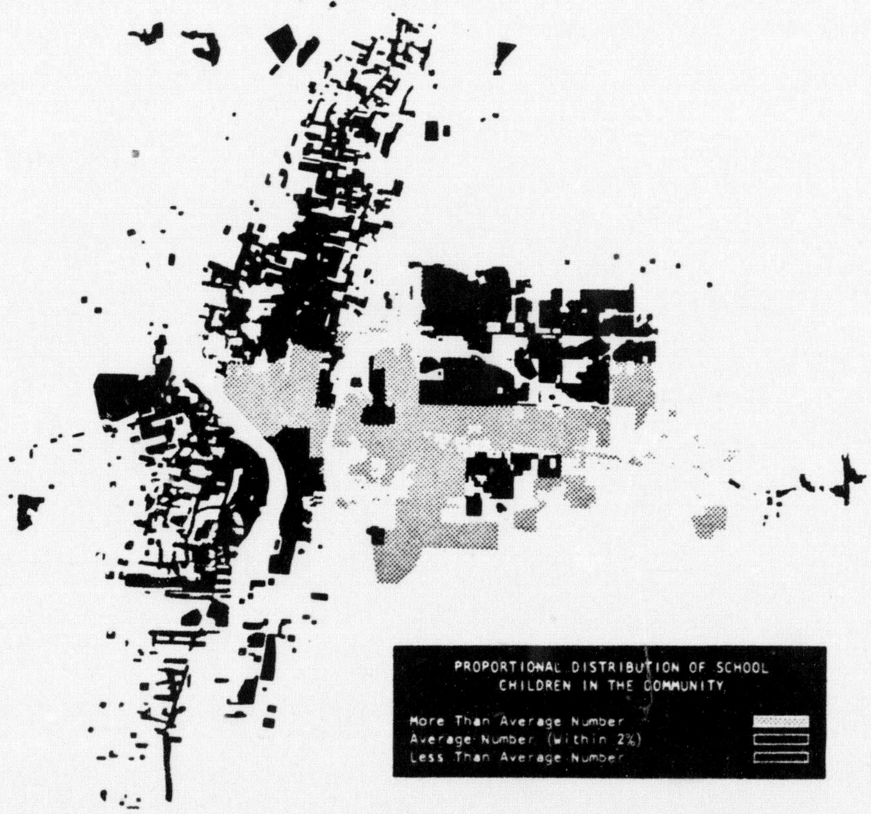
A 9682

POPULATION DISTRIBUTION BY AGE GROUP

A 9683

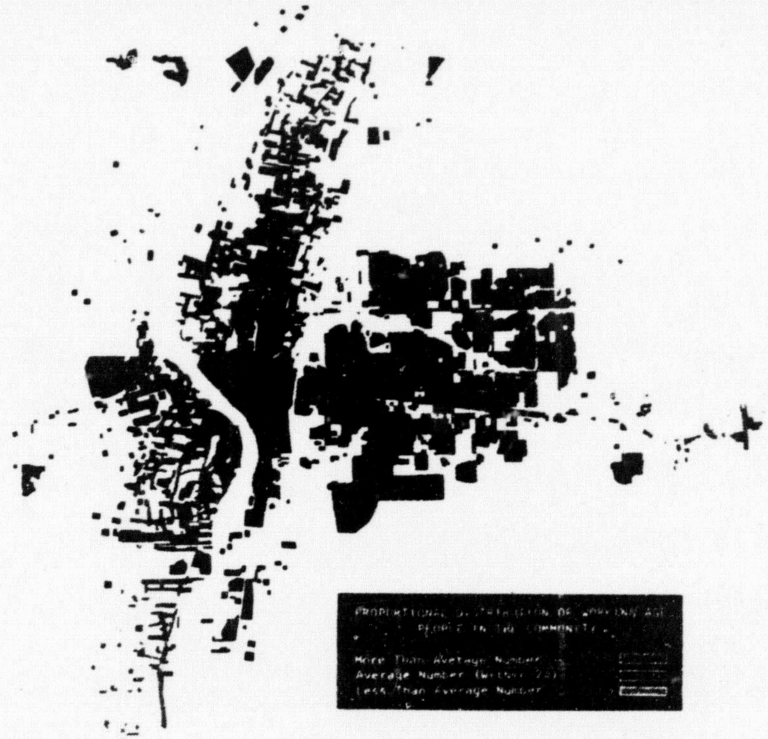

PROPORTIONAL DISTRIBUTION OF PRE-SCHOOL CHILDREN IN THE COMMUNITY
More than average number
Average number (Within 2%)
Less than average number

Pre-school children are concentrated in the outlying areas. There is a less than average number in the University-Kirtland AFB area and in a belt extending in a fringe from the Central Business District west to the river and north along its east bank.

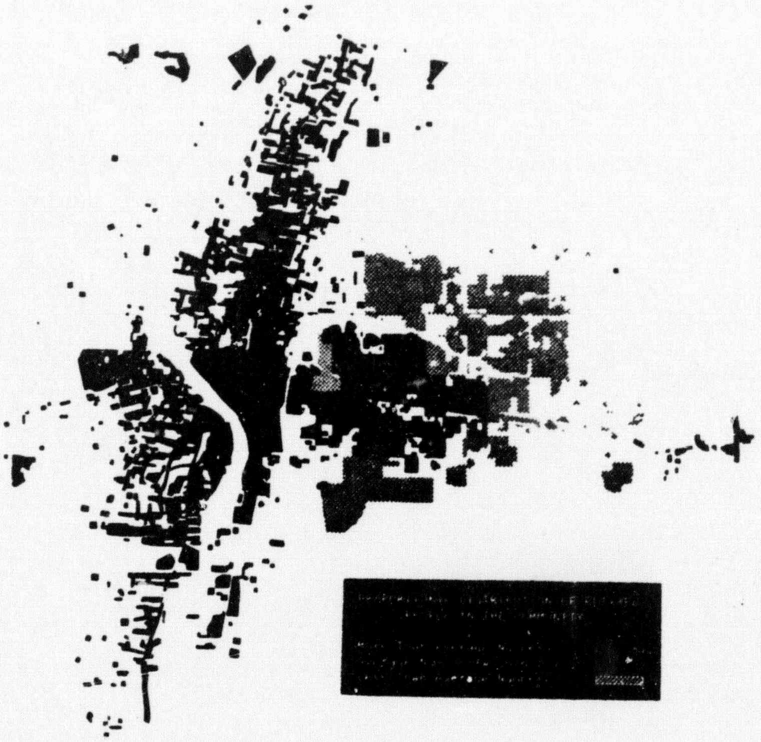

PROPORTIONAL DISTRIBUTION OF SCHOOL CHILDREN IN THE COMMUNITY
More Than Average Number
Average Number (Within 2%)
Less Than Average Number

School age children also are concentrated in the outlying areas with a drop (proportional to the remainder of the population) in almost all areas adjacent to Central Avenue east of the Rio Grande.

A 9684


PROPORTIONAL DISTRIBUTION OF WORKING AGE PEOPLE IN THE COMMUNITY
More Than Average Number
Average Number
Less Than Average Number

Workers are concentrated in the Kirtland-Sandia area and the Central area, too.



Retired people, never a large part of the population, are concentrated in the older areas - the Central Business District area and those parts of the North & South Valleys directly adjacent; the area around the University and extending east along Central Avenue as far as San Pedro Boulevard.

MINORITY DISTRIBUTION

A 9685

SPANISH AMERICAN[1]

For many years, New Mexico was part of the Spanish Empire[2]. Apart from the Indian, most inhabitants of this area were Spanish and Mexican by language and culture, if not by birth. Being farmers and later working for the railroad, they occupied the Valley area rather than the bleak mesa. Still a significant minority in the area (25.9% of the total SMSA population), it is of interest from the planning point of view to note the change from a dominantly Spanish American population to the present 1 to 3 relationship with new immigrants, and to plot the degree of contrast in terms of living areas between descendants of the original settlers and the "Anglo", i.e., non-Spanish, newcomers. This is illustrated by percentage per census tract in map form on the opposite page.

First, it will be noted that there is little evidence of segregation. Except for certain small areas (Martineztown and Barelas) there is a considerable degree of intermixture. As may be expected, the newly-developed Heights area is predominantly "Anglo". However, in the mountains (Census Tract 38) and the Valley area (especially the North Valley), the West Mesa, and the South South Valley, there has been infiltration by a considerable number of new residents. In these areas, 2 to 3 out of every 4 residents are not of Spanish origin. Elsewhere in the Valley, the proportion is reversed and Spanish Americans may equal or outnumber by 3 to 1 the new arrivals. These areas include the north part of the North Valley (Census Tract 36), the area around Old Town (Census Tracts 25, 26 & 30), most of the inner South Valley (Census Tracts 23, 44 & 45), and the South Broadway - San Jose area (Census Tracts 15, 13 & 41).

The map showing the median income of families with Spanish surnames gives the clue to a counter movement --- the migration of the indigenous stock to the new areas. Apart from one area in the North Valley (Census Tract 33), it seems there is a tendency for the better-paid Spanish American to leave his ancestral Valley home and move into the Heights or the West Mesa areas.

This map also gives a clue to the degree of difference that occurs. The maps of the median value of homes and rental units show, as a generality, that the homes in the newer areas are more expensive. They can be afforded by those brought into the areas by new industry --- many of them highly paid professionals and technicians, but not by many of the less highly trained indigenous stock. It appears that over the 20 year period, the degree of differentiation is liable to lessen as more and more Spanish Americans graduate from the university and become eligible for higher paid jobs, and more "Anglos", seeking something different from the standard tract home, move into the Valley or the mountains. However, with family and land ties, which appear to be strong among those of Spanish origin, there is reason to suppose that in 1980 there will still be a higher proportion of the older families in the Valley than in the Heights. This is not to be deplored, for the Spanish American way of life has an individual personality which adds to the character of the community.

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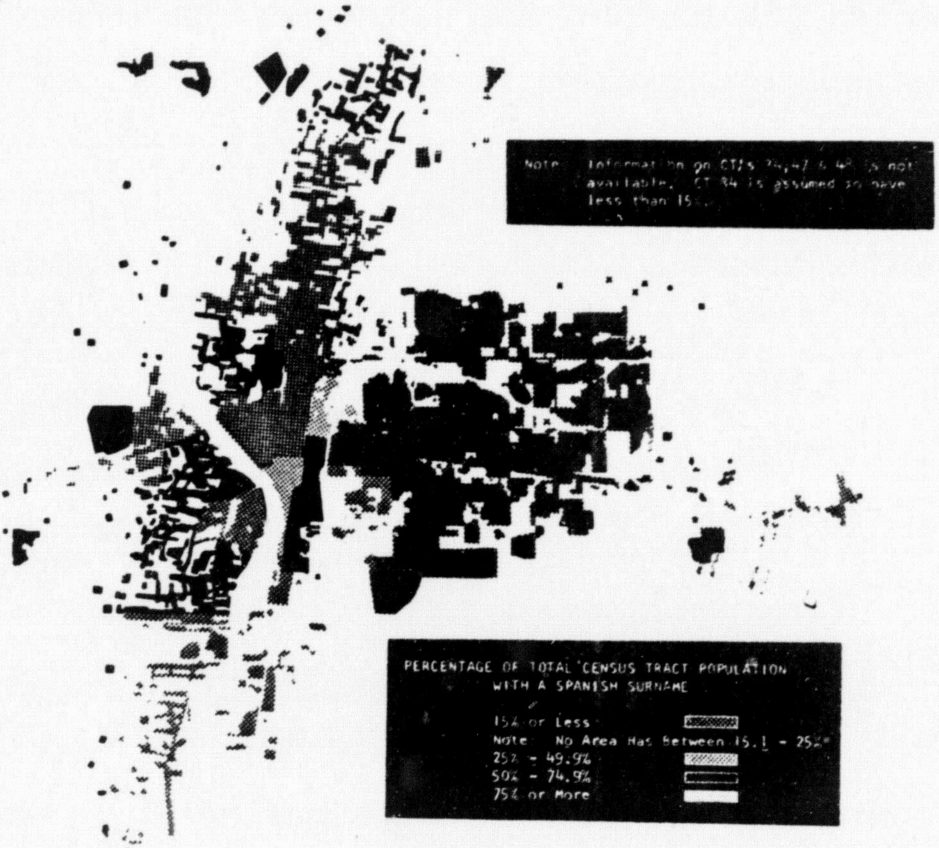
[1] The Bureau of the Census has made no attempt to classify this group except by Spanish surname. These obviously will include some Indians and others who have immigrated from outside the area, as well as the indigenous Spanish Ameri-stock. Furthermore, it makes no reference to inter-marriage between the original settlers and others. Presumably this balances out.

[2] See "A Report on th Historic Background of Albuquerque, N.M.", Alan J. Oppenheimer

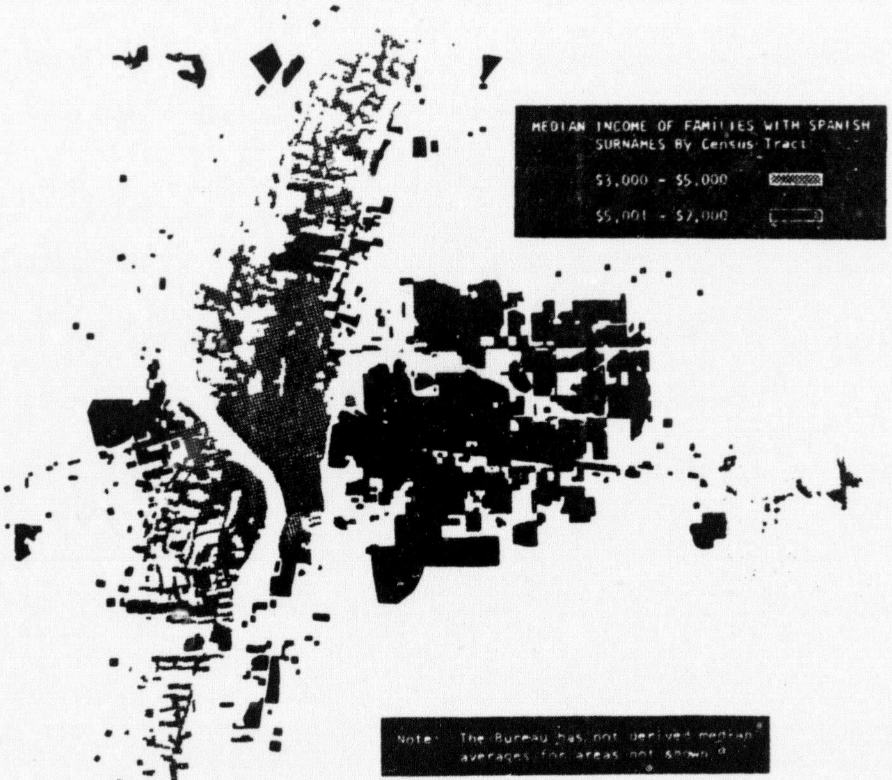
A 9686



Note: Information on CT's 34,47 & 48 is not available. CT 34 is assumed to have less than 15%.

PERCENTAGE OF TOTAL CENSUS TRACT POPULATION WITH A SPANISH SURNAME

15% or Less ▨
Note: No Area Has Between 15.1 - 25%
25% - 49.9% ▨
50% - 74.9% ■
75% or More □



MEDIAN INCOME OF FAMILIES WITH SPANISH SURNAMES By Census Tract

$3,000 - $5,000 ▨
$5,001 - $7,000 □

Note: The Bureau has not derived median averages for areas not shown.

A 9687

NEGRO & INDIAN AMERICAN

The Bureau of the Census has collected information on two other minority groups: American Negro and "Other Races". These groups are equally small, each having less than 2% of the total population. Therefore, if these groups were scattered evenly throughout the community, they would hardly be noticed. The fact that neither group is so evenly distributed makes their presence more significant and worthy of comment.

The Negro in Albuquerque

Although almost every census tract has one or more negroes in residence, those which house more than 50 are quite limited in number. In point of fact, more than two-thirds of Albuquerque's negroes live in only 9 census tracts centered around Census Tract 15 (South Broadway Urban Renewal Area).

The greatest concentration - 1 out of 4 of all negro Albuquerqueans - lives in Census Tract 13, which has as its center the junction of Broadway with Miles Road. There are very few negroes living outside the CBD fringe and the bases. Some 200 live in the area north and east of the State Fairgrounds (Census Tracts 6A & 6B) and another 400 in the South Valley south of Bridge, north of Barcelona, and east of Tapia (Census Tracts 43 & 45). Only 300 of the 4,600 negroes are housed elsewhere than in these areas.

It may be argued that this is a matter of choice for the negro - that belonging to an American sub-culture, he would desire to live with others of the same group. However, the distribution pattern seems to imply, as the 1961 Report to the Commission on Civil Rights and the report by the local branch of the NAACP categorically states[1], that it is difficult for a negro to buy or rent in the newer areas or, indeed, in most areas in the Valley. This question of the degree to which "like attracts like" and the possible effect of an "Anti-Discrimination" Housing Law in New Mexico would be of great interest in detailed socio-planning studies, but is beyond the scope of this Report.

"Other Races"

In New Mexico, American Indians comprise the greatest number of this group[1]. Apart from the pueblos and other Indian lands, the 4,000 Albuquerqueans that belong to this group are thinly but fairly evenly scattered throughout the community. The area with the smallest number is in Census Tracts 42 & 43 (South Barelas & South Bridge Boulevard areas).

The largest concentration, some 300, are found in Census Tract 29, just north and east of the Indian School. The degree of distribution throughout the community would seem to bear out the Civil Rights Commission Report's conclusion[1] that the Indian can buy or rent almost anywhere, but he is limited largely because of financial reasons. Assuming that nearly all 4,000 of this group are Indian, it is interesting to note that only 1,200 of them live on reservations.

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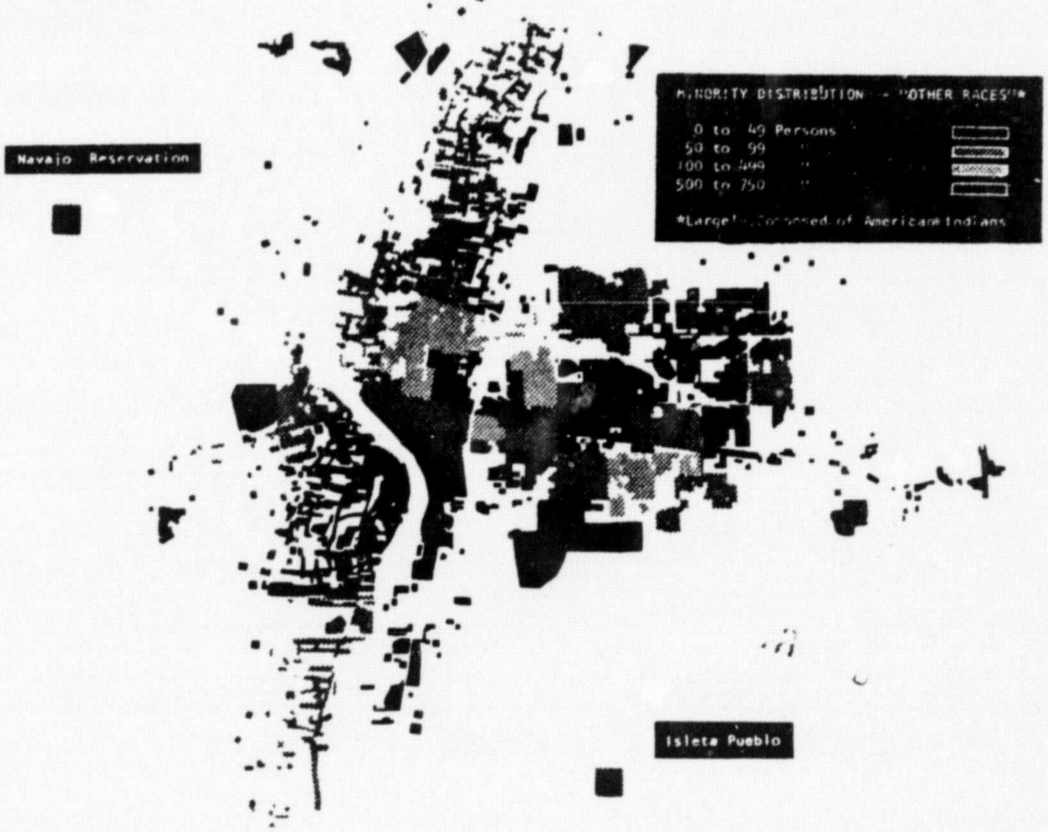
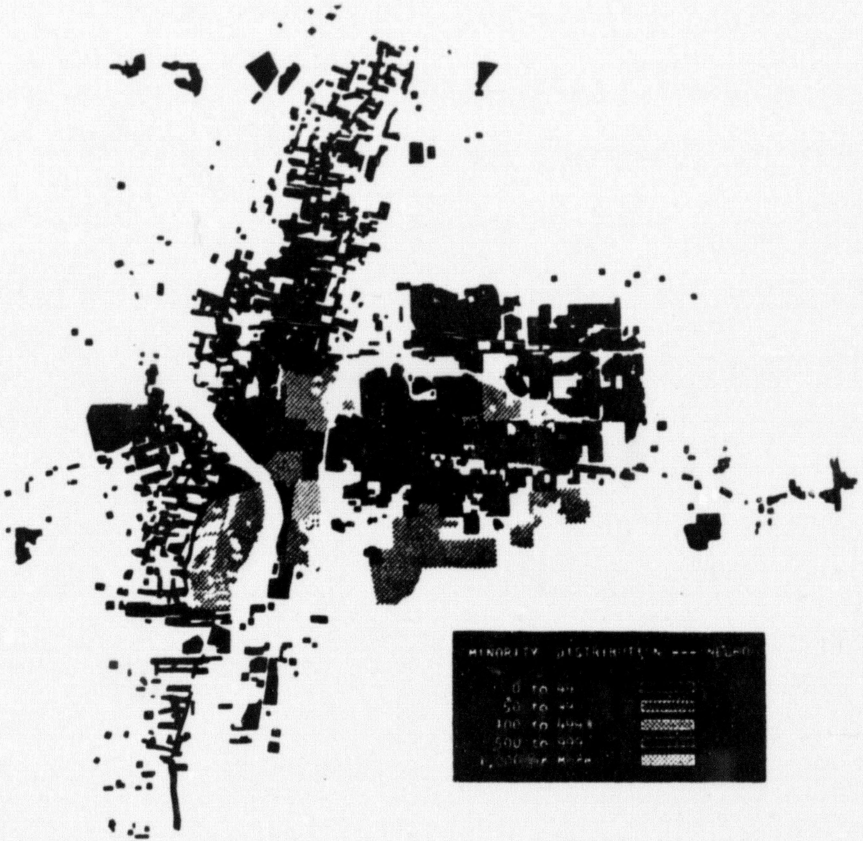
[1] See Appendices for relevant excerpts.

A 9688


Navajo Reservation
MINORITY DISTRIBUTION -- "OTHER RACES"*
0 to 49 Persons
50 to 99 "
100 to 499 "
500 to 750 "
*Largely Composed of American Indians
Isleta Pueblo


MINORITY DISTRIBUTION --- NEGRO
0 to 49
50 to 99
100 to 499
500 to 999
1,000 or More

A 9689

1960-1980 POPULATION PROJECTIONS
ALBUQUERQUE (SMSA)*

Year & Component of Change	Projections Series I	Series II	Series III
1960 Population	262,199	262,199	262,199
Natural Increase	35,701	35,351	38,351
Net Migration	-	18,450	50,750
1965 Population	297,900	316,000	331,300
Natural Increase	38,500	41,350	44,800
Net Migration	-	30,750	61,500
1970 Population	336,400	388,100	437,600
Natural Increase	44,500	52,050	58,200
Net Migration	-	30,750	61,500
1975 Population	380,900	470,900	557,300
Natural Increase	53,000	55,850	76,350
Net Migration	-	30,750	61,500
1980 Population	433,900	567,500	664,400

ILLUSTRATIVE ESTIMATES OF SURVIVORS & BIRTHS AT FUTURE DATES
BY AGE & SEX, ALBUQUERQUE (SMSA) 1960-1980*

Age	1960	1965	1970	1975	1980
Number of FEMALE Survivors					
0 - 4	18,392	20,633	22,596	26,196	31,700
5 - 9	15,964	18,280	20,507	22,458	26,036
10 - 14	13,186	15,944	18,256	20,480	22,429
15 - 19	10,037	13,163	15,917	18,225	20,445
20 - 24	9,851	10,009	13,067	15,801	18,092
25 - 29	9,665	9,806	9,963	13,007	15,723
30 - 34	9,827	9,621	9,761	9,917	12,947
35 - 39	10,087	9,757	9,553	9,692	9,847
40 - 44	8,213	9,989	9,667	9,460	9,598
45 - 49	6,978	8,106	9,859	9,536	9,337
50 - 54	5,383	6,813	7,915	9,626	9,311
55 - 59	4,134	5,219	6,652	7,728	9,399
60 - 64	3,286	3,978	5,060	6,449	7,492
65 & Over	6,654	8,168	9,975	12,368	15,497
Total Females	131,657	149,486	168,743	190,943	217,853
Number of MALE Survivors					
0 - 4	19,362	21,691	23,754	27,538	32,273
5 - 9	16,441	19,280	21,574	23,626	27,389
10 - 14	13,427	16,404	19,236	21,524	23,572
15 - 19	9,344	13,380	16,347	19,169	21,449
20 - 24	9,862	9,759	13,258	16,198	18,995
25 - 29	9,698	9,780	9,182	13,148	16,064
30 - 34	9,512	9,615	9,696	9,103	13,035
35 - 39	9,661	9,406	9,508	9,588	9,002
40 - 44	8,554	9,544	9,292	9,393	9,472
45 - 49	6,910	8,382	9,352	9,105	9,204
50 - 54	5,199	6,675	8,097	9,034	8,795
55 - 59	3,970	4,927	6,326	7,673	8,562
60 - 64	2,971	3,644	4,522	5,807	7,043
65 & Over	5,631	6,412	7,519	9,026	11,150
Total Males	130,542	148,399	167,663	189,932	216,005
GRAND TOTAL	262,199	297,885	336,406	380,875	433,858

*Source: Population Estimates for Albuquerque SMSA, S. J. Brasher, 1962

THE FUTURE POPULATION

POPULATION TO 1980

A report presenting some of the most salient characteristics and growth patterns of Albuquerque SMSA and projections of population to 1980 have been produced by Mr. S. J. Brasher, Economic & Population Consultant, for this project. As the report is to be published separately, it will not be necessary to give more than a brief description and the findings of his study in this Report.

A 9690

Qualifications

The projection of population cannot be an exact and precise science. In Mr. Brasher's words:

> "Despite the great need and desire for reliable population data and forecasts, anticipating with accuracy future changes and characteristics of the population of relatively small, open areas is extremely difficult. Basically, population shifts are dependent upon the movements of two broad variables: natural increase and net migration. Of these, natural increase, which represents the difference between births and deaths, is known to be a function of the health conditions and other socio-economic patterns of an area. Because these basic conditions are GENERALLY slow to change, reasonable trends in natural increase can be developed.
>
> "The other major variable contributing to population change, migration into and out of a given area, is based on considerably more complex, extremely volatile factors than is natural increase.
>
> "In an open area, such as states, regions, or cities in the United States where little or no restriction is placed nor continuing records kept on internal population movements, the problems encountered by the forecaster can be quite severe. People move into, or away from a particular area because of job opportunities, the availability of natural resources, climate, market shifts, industrial re-location, and for a multiplicity of other reasons --- all of which are virtually impossible to foresee.
>
> "While there are many limitations and obstacles to attaining complete accuracy in population projections, fairly reasonable forecasts can be made by employing reliable methods and by studying past relationships and trends of population change. The projection numbers presented in this Report are not, therefore, intended to reflect the exact numerical population of the Albuquerque Metropolitan Area; they are merely approximations which indicate the direction and the general extent of change likely to occur, given certain specific assumptions regarding the future."

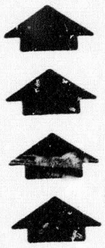
Hence it is clear that one cannot PREDICT the future, but one can make a reasonable ESTIMATE of what population the community may expect in the next 20 years.

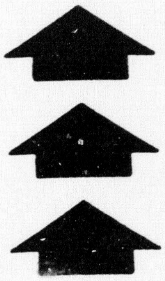
Mr. Brasher's study is divided into three parts: a brief history of the County's population; an analysis of the patterns of growth between 1940 and 1960; and finally, the projections of population to 1980 by five year intervals and the techniques employed. We only need concern ourselves in this Report with the projections.

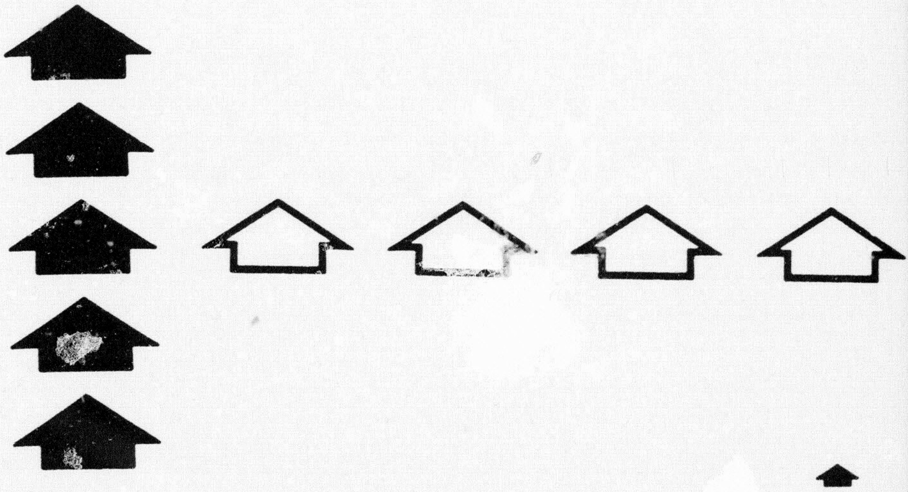
Three projections were made to 1980. Series I is based on the abstract concept of no migration either in or out of the community. The growth shown is therefore purely a relationship of births over deaths. Though a highly unlikely situation, it gives a low figure which, despite the unlikely possibility of emigration being greater than immigration and natural growth in the years to come, it can be considered a rock-bottom estimate of Albuquerque's 1980 population.

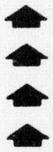
Series II supplements Series I calculations with an assumed immigration based on the 1940-1950 experience in the community. Series III uses the same assumptions as Series II with some adjustments as to birth rate and the assumption that from 1965 to 1975 the immigration rate would DOUBLE the amount that occurred in the 1950's, thereafter to return to the former rate. The results are summarized in the following tables.

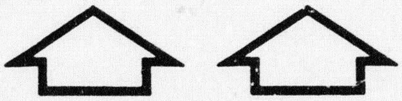
A 9691











A 9692

HOUSING

A 9693

PEOPLE AND HOUSING

There are several kinds of dwellings that may be chosen for a home. Of each type there are good and bad examples. Each type has both virtues and drawbacks. The choice of one house type or another should depend on whether a person can benefit from its virtues while being able to adjust to its limitations.

Logically, an individual should change his accommodation by addition or subtraction, or by change of house size or type, every time his accommodation needs change. This is not always done, however, and old couples rattle around in huge family houses while growing families are housed in cramped quarters. Some of the reasons for this unfortunate anomaly are beyond the bounds of the planner and the community to adjust, for the causes often are economic or due to inertia or status seeking. Sometimes, however, it is due to the builders and planners of a community not providing sufficient variety in house type, size, and/or price range to suit their clientele - the community at large. They have simplified or misunderstood the needs of the housing market, thereby denying the citizens the variety of choice they have the right to expect.

The creation of a home is important to most individuals as is reflected in the fact that the purchase or the use of accommodation, either by rent or mortgage, is an important item in most budgets[1]. To make a community as livable as possible, it is important that adequate quantities of each type of dwelling be provided, and of such quality and standard that the true needs of the community are met.

What then are the major types of accommodation open to Twentieth Century urban man? And what are the family relationships which might influence the choice of one or the other (if they are available) at a particular time in a person's life? What, too, are the factors that affect the siting of these dwelling types?

[1] See Table 413, Page 302, "Statistical Abstract of the U.S., 1961", Bureau of the Census.

A 9694

FAMILY CHARACTERISTICS RELATIVE TO DWELLING TYPE

Family Characteristics	High Rise Apartments	Low Rise Apartments	Trailer Home	Town House	Single Family Detached
Single, Independent	x	x	x		
Married Couple	x	x	x	x	
" " , 1 Child		x	x	x	x
" " , Children				x	x
Older People	x[1]				

SITE & SITUATION FACTORS RELATIVE TO DWELLING TYPE*

Site or Situation Factor	High Rise Apartments	Low Rise Apartments	Trailer Home	Town House	Single Family Detached Med. Density	Single Family Detached Low Dens.
City Center, Inner Ring	x	x		x		
Inner Suburbs, Middle "		x		x	x	
Periphery, Outer Ring			x		x	x
Near Thorofares	x		x			
" Industry	x	x	x	x		
" Commerce	x	x	x	x		
On Steep Slopes	x					x
" Expensive Land	x	x		x	x[2]	

*Areas shown are those most suited but not exclusive to a dwelling type.

Family, Dwelling, Site & Situation

The preceding charts indicate in general terms the relationship of dwelling type to individual or family circumstance, and the part that siting or situation factors play in determining the type of dwelling to be built.

Apartments are particularly suitable for single, independent individuals who, having little family responsibility, usually demand little space or private garden. Being gregarious and relatively poor (if young), proximity to the centers of activity, or at least to transit lines, is both socially and economically desirable. Independent individuals are joined by the newly married who often do not differ greatly in their spacial needs. Even with one child, the need for more elaborate or spacious accommodations may not be apparent until the child is a few years old.

Older people[3], too, whose family has grown and left the parent home, will be attracted by the virtues of the apartment for reasons of minimal housekeeping and proximity to others. Economy of maintenance also may be important when retirement income is limited.

What is true of the apartment is largely true of the trailer home. The major difference is that zoning and price of land usually relegate these latter to the fringes of the urban area. Nevertheless, trailers do provide a compromise which provides many of the virtues of the single family residence and the apartment.

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[1] Unless elevators are installed, older people should be housed on lower floors.

[2] Only if the value of the dwelling is high. Virtually, only if an individual is able to pay for both the conveniences of the town and the "life style" of the suburb.

[3] In this context "older people" refers to the active and healthy mature adult. The creation of attractive living conditions for older people who are in ill health, senile, or in any way incapable of fully looking after their daily needs unaided, is a complex problem beyond the scope of this study. See author's thesis on "Older People in the Urban Area" for detailed information on this subject.

Single-family dwellings, both free-standing and in terrace (town house) form, are particularly attractive to families with growing children. The single-family, free-standing home is the biggest user of urban land. The extra spaciousness is, for many, sufficient compensation for the inconveniences of long distance commuting, isolation from the livelier parts of town, higher price, and running costs. Nevertheless, the additional privacy one might hope to achieve through living in such a home may be more imaginary than real. A considerable amount of space is necessary to achieve true privacy, and this is beyond the means of most (see "Agrophilia" elsewhere in this Report). The better answer for many is the "town house", which, with an adequate standard of sound insulation and the use of high walls, gives better dollar value and minimizes many of the suburban inconveniences.

Family Dynamics & The Neighborhood

As each member of society grows from childhood to maturity, thence to old age, he or she will experience different accommodation needs. Some credence may be given therefore to the "neighborhood concept" which postulates that all types of dwellings should be included within a social unit. Thus a monotonous degree of homogeneity and stratification is avoided. Too, moving from familiar surroundings because of change of accommodation needs will not be a necessity. However, this theory does not account for the different fabric of an area relative to its situation in the town of which it is a part.

The previous population distribution maps showing the variation in proportion to children, adults, and older people in Albuquerque are indicative of the need to refine the standard neighborhood theory to adjust for these variations within a given district. For those areas which, because of situation, few children are to be found, it is difficult to justify orientation in relation to the elementary school in the conventional manner. Some other focus of "neighborhood" activity will be more appropriate. Such a focus might be a country club, a golf course, a college campus, the CBD entertainment area, or on a smaller scale, a church, swimming pool, or club.

Density - A Method of Control

It has been argued that a variety in house types is essential for a well-balanced community, and that certain house types, as attractive and desirable as they may be for certain family groups, are inappropriate for others. Furthermore, the census data on population distribution shows that an area's situation is more attractive to certain life styles than to others, and, therefore, will have a balance of development relative to its situation. Population differences can be discerned from the census data, but whether the building types cater adequately to the population they house is left to chance or to conventional zoning and subdivision tools. It is doubtful whether these are adequate to produce the most desirable patterns of development. Much waste and monotony accrue where diversity and enrichment could take their place.

Hence the question arises of how to exert adequate control without stifling architectural or ownership prerogative to an unnecessary degree. The answer appears to be in density control on a district or neighborhood basis. In this way, the building of certain types of accommodation would be encouraged although the building of other types would not be entirely excluded. This method would have to be used with care. Density of development can vary considerably and still produce healthy living conditions, but it is important that each house type be built at a density appropriate to its type. For example, a density that may be normal for high rise apartments will be unhealthily overcrowded if built up in single-family dwellings. Development in Census Tract 42 is a local example of the latter. Fitness of house types to density will have to become part of subdivision control.

A 9696

Expansion of Dwellings

Considering that a family from the point of view of size, age, and affluence is rarely static, it is not surprising that there are many requests for expansion of an original structure, either for an extra bedroom (growing family) or den or patio (growing affluence and leisure time). These cases are largely created by lack of site planning control when the buildings were built originally. Many cases could be avoided if:

1. Where plausible, buildings are originally sited to allow expansion without creating undesirable conditions. (This should be mandatory in the case of homes built with less than two bedrooms.)
2. Where undesirable from the standpoint of maintaining reasonable density, school intake, etc., the home buyer should immediately understand that expansion will not be allowed.

It is believed that if this form of "preventive medicine" were applied, it would avoid many unnecessary cases before the Board of Adjustment and many unfavorable public relations that go with denials. It would also give the Board time to more thoroughly examine the truly extraordinary hardship cases. Furthermore, it would improve the appearance of new subdivisions by creating for the first time a conscious control of the "streetscape".

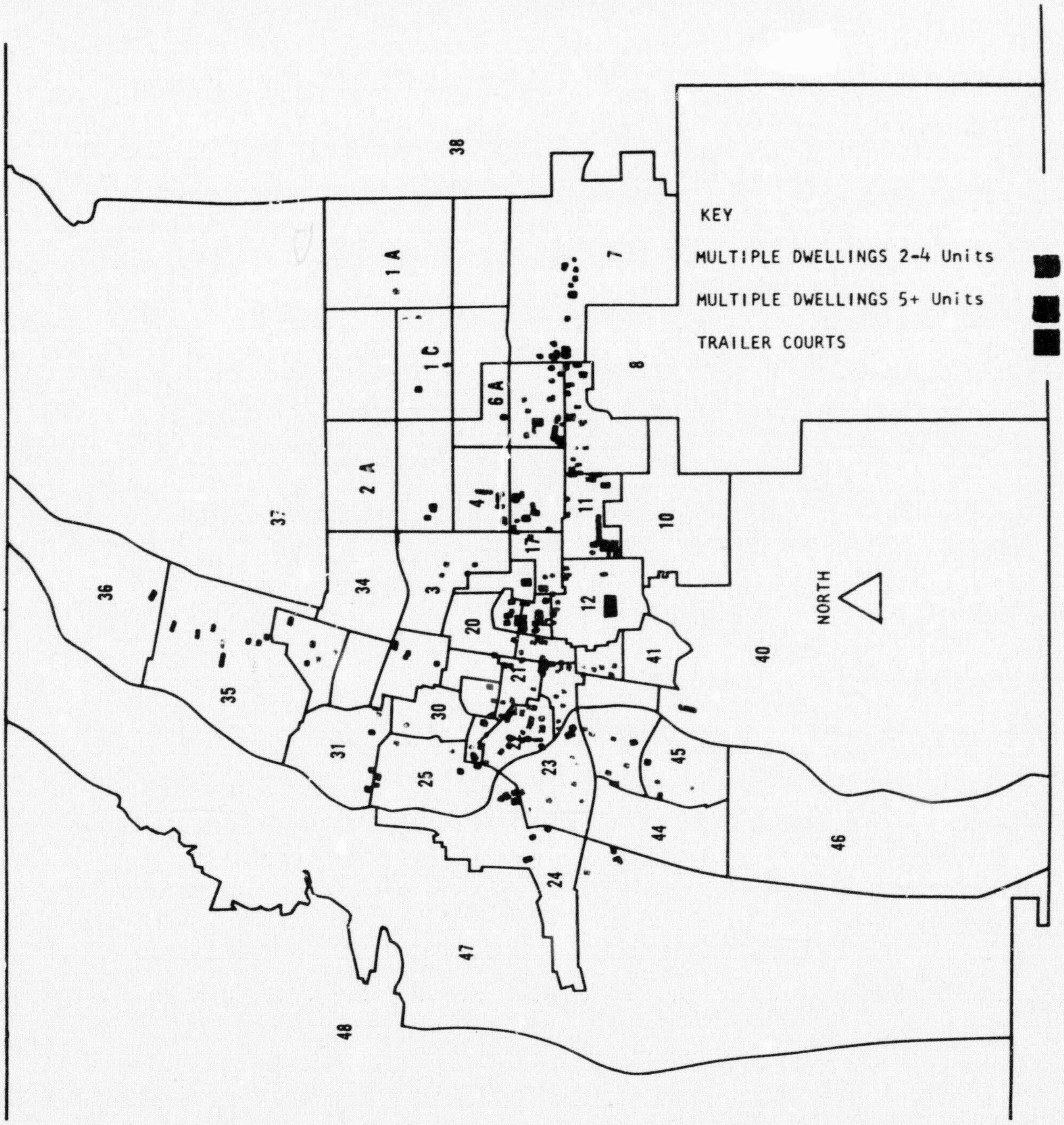
Summary

Most of the community is composed of married couples with children. As under most circumstances, the single-family dwelling has advantages for this group. This house type almost invariably will predominate in a community unless land costs preclude it.

Not all individuals, however, belong to the "married with children" group, and there is need for other types of dwellings in proportion to the size of these other groups -- apartments of all kinds and price ranges, and "town houses", an attractive alternative to the single-family tract house. The proportion of one group to another varies not only from city to city, but within a city according to an area's position in relation to the built-up area. This variation should be reflected in a refinement of the "neighborhood" concept, brought into being through subdivision control by density. This method not only gives flexibility and freedom to the developer and his designer, but it also gives the opportunity to organize for the differences of family life instead of merely arranging similar lots in the form of the conventional plat as if each family conformed to the standard average size. There would be a built-in safety factor if buildings were carefully sited to allow for expansion at a later date.

A 9697

HIGH DENSITY HOUSING

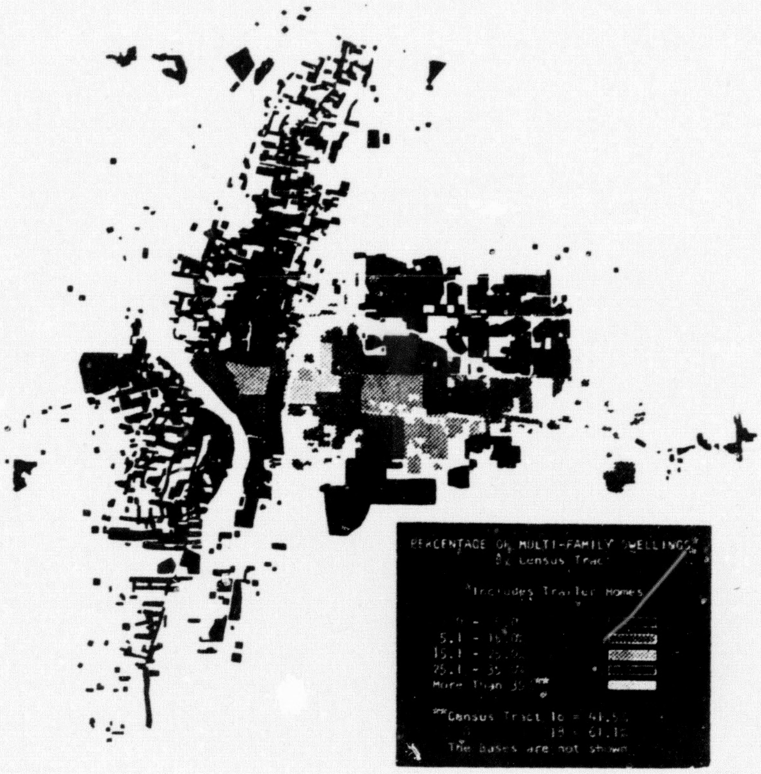

KEY
MULTIPLE DWELLINGS 2-4 Units
MULTIPLE DWELLINGS 5+ Units
TRAILER COURTS
NORTH
38
1 A
7
1 C
8
6 A
2 A
4
11
10
37
17
36
34
3
12
20
41
40
35
21
30
31
25
23
45
44
46
24
47
48

Distribution of High Density Development in the Area*

High density development is thinly scattered throughout the AMA, although apartments containing more than 4 units are quite rare. As may be expected, permanent buildings of this kind are concentrated near the heart and spine of the community -- around the CBD and along Central Avenue, especially in the vicinity of the University and the Bases. On the whole, trailer courts are found on the fringes of the developed area, and, as development increases in the AMA, many will be replaced with more permanent structures. It is pertinent to note that the distribution of high density development does not always coincide with the high population density areas.

*Sandia & Kirtland Bases not shown.

A 9698


PERCENTAGE OF MULTI-FAMILY DWELLINGS*
By Census Tract
*Includes Trailer Homes
0 - 5.0%
5.1 - 15.0%
15.1 - 25.0%
25.1 - 35.0%
More Than 35%**
**Census Tract 16 = 41.5%
18 = 61.1%
The bases are not shown

TRAILER COURT SURVEY

Method

The categorizing of trailer courts provides a problem for the trailer is, of course, a single-family dwelling, but through its being close to its neighbor, it is high in density and, therefore, it is more akin to multi-family development. However, because of a prevalent belief that they tend to devalue property, trailers often are relegated to commercial zones. This project has included trailer courts in the "multi-family - 5 units or more" category on the basis that this form of living statistically and functionally fits this category best. In this study they have been abstracted from this category to ascertain their effect on the community.

This study is based on an earlier survey made by the Planning Department in 1958, supplemented by information in the telephone and city directories, and from air photos. Individually sited trailers have not been included. Acreage is based on an average size trailer lot. The number of persons is based on the national average of 2.9 persons per trailer.[1] Each trailer is assumed to be occupied if situated in a trailer court. This survey is, therefore, not exhaustive, but it is believed to give a general picture of trailers and trailer living in the AMA.

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[1] See "A Survey of the Mobile Home Consumer", Michigan State University, 1959.

A 9699

Analysis

It appears that trailer courts are not at this time a large or important land use in the AMA. Nevertheless, it is thought worth recording their distribution and extent in that trailer living is increasing nationally year by year. Though covering a small area, they are significant in their effect on nearby property, school intake, traffic patterns, zoning, garbage collection, and public utilities.

Size of Trailer Courts in Albuquerque

Albuquerque's 82 trailer courts are widely scattered and usually are small in size. The (arithmetical) average court has 19 trailer spaces. Two-thirds of all courts have that number or less. 4 out of 10 (38%) have 10 spaces or less. Only 3 courts have more than 50 spaces, and only 1 in the whole area has more than 100 spaces.

Distribution of Trailer Courts

For the most part, trailer courts are associated with the major highways (U.S. 66, North Fourth Street, and Isleta Boulevard). A few, however, are situated in open country (Census Tracts 31 & 12). They rarely are closely associated with other forms of residential development except where they have existed prior to the imposition of the zoning ordinance. Within the City, most of them are to be found in commercial zones, although current practice favors the use of a special use zone (SU-1) for new trailer courts. The greatest number are found in loosely associated groups on East Central. The largest group is situated due south of the State Fairgrounds behind Central Avenue's commercial frontage. In total, it covers an area of about 20 acres. There is another group on Wyoming south of Central Avenue. Albuquerque's largest trailer court (150 spaces) is located here. Another group straddles Central for [illegible] mile east of Eubank. Situated on commercially zoned land, there is very little other development, residential or otherwise, east of Eubank and south of the Coronado Freeway.

Types of Trailer Courts

The earlier courts are little more than open strips of land on which trailers have been parked in unimaginative rows. This is particularly true in the North Valley where the traditional narrow but long parcels of land lend themselves only to this form. For small parks set in the countryside, this arrangement provides the maximum view to the trailer owners but also maximum disturbance to the area in which it is situated. Larger parks have to be more nucleated to provide a minimum level of convenience to the residents. This is to be found in the newer parks, notably "Aloha Park" (Census Tract 12), where the park has been arranged as a trailer court subdivision. The steep land has been terraced to provide maximum privacy and view. The arrangement is superior to many subdivisions for standard homes. At the end of Campbell Road NW, very close to the river, there is a trailer park set in a mature grove of cottonwoods. Few of the trees have been cut down. This grove provides an attractive setting for the homes. It breaks the winds of winter, increases the shade from the summer sun, and generally ameliorates climatic extremes.

A 9700

Survey of the Mobile Home Owners*

No local survey has been made of the mobile home owner. Michigan State University made a national survey, published in 1959, on the basis of a questionnair sent to more than 3,000 mobile home owners. Although this survey may not reflect exactly the local situation, it is probable that there is a considerable degree of relationship.

REASON FOR LOCATION OF MOBILE HOME (NEAREST PER CENT)	
Close to Work	67%
Climate or Pleasant Surroundings	29%
Cost of Space	13%
Family Ties	10%
Close to Friends	7%
More Than 1 of the Above Reasons	25%

FAMILY SIZE	
1	4%
2	45%
3	22%
4	19%
5	7%
6	3%
7+	1%

Average:
2.9 Persons

MEMBERSHIP IN COMMUNITY GROUP	
Professional	11%
Social	26%
Business	8%
Church	46%
Service	14%

OCCUPATIONS OF MOBILE HOME OWNERS	
Professional	18%
Skilled	37%
Military	20%
Retired	10%
Student	3%
Other	16%

PREFERRED LOT SIZE	
30' x 40'	3%
35' x 40'	2%
30' x 50'	6%
35' x 50'	7%
35' x 60'	8%
40' x 50'	9%
40' x 60'	21%
40' x 75'	17%
Larger	22%

INCOME OF OWNERS (NEAREST PER CENT)	
Under $2,000	3%
$2,100 - $3,500	13%
$3,600 - $5,000	28%
$5,100 - $7,000	31%
Over $7,000	23%

LENGTH OF TIME OCCUPANT PLANS TO RETAIN MOBILE HOME	
1 - 3 Years	25.4%
44 - 6 "	33.2%
7+ "	37.9%

Conclusion

Although trailer courts are relatively few in number in Albuquerque, national trends suggest that this use may expand in importance in the near future. Unless sited prior to zoning, trailer courts are situated in commercial areas. However, the latest built, coming under an SU-1 category, may be sited elsewhere and are usually more attractively laid out. There are those which prove that trailer courts need not be an eyesore or devalue adjacent property if they are sited properly and with imagination. If national statistics are a guide to local conditions, those who choose to live in trailers do not statistically deviate appreciably from a general cross-section of the community.

It seems that trailer courts in the future should be sited in pleasant surroundings near places of work.

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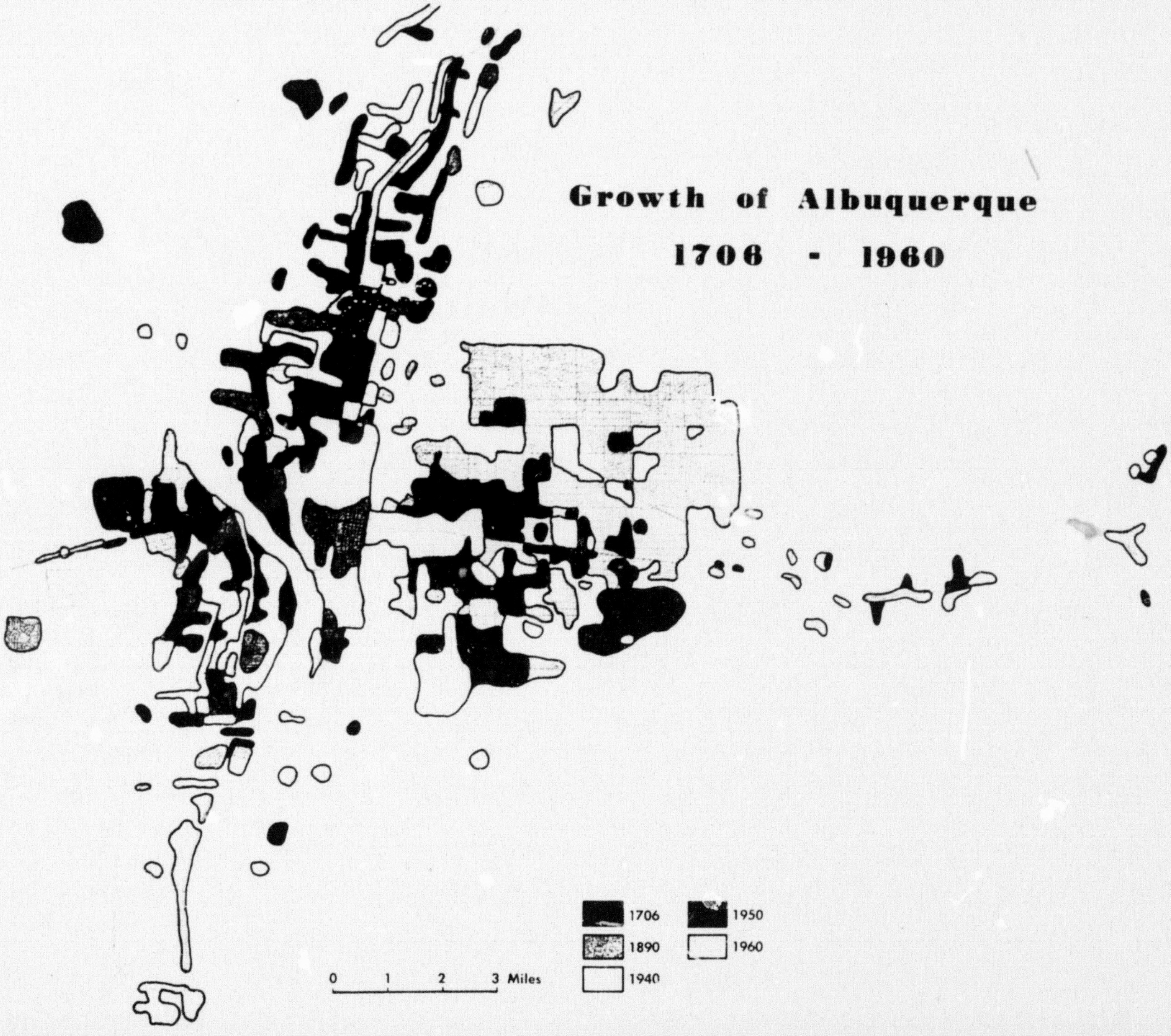
*From "A Survey of the Mobile Home Consumer", Michigan State University, 1959.

Growth of Albuquerque

1706 - 1960



0 1 2 3 Miles
1706
1890
1940
1950
1960

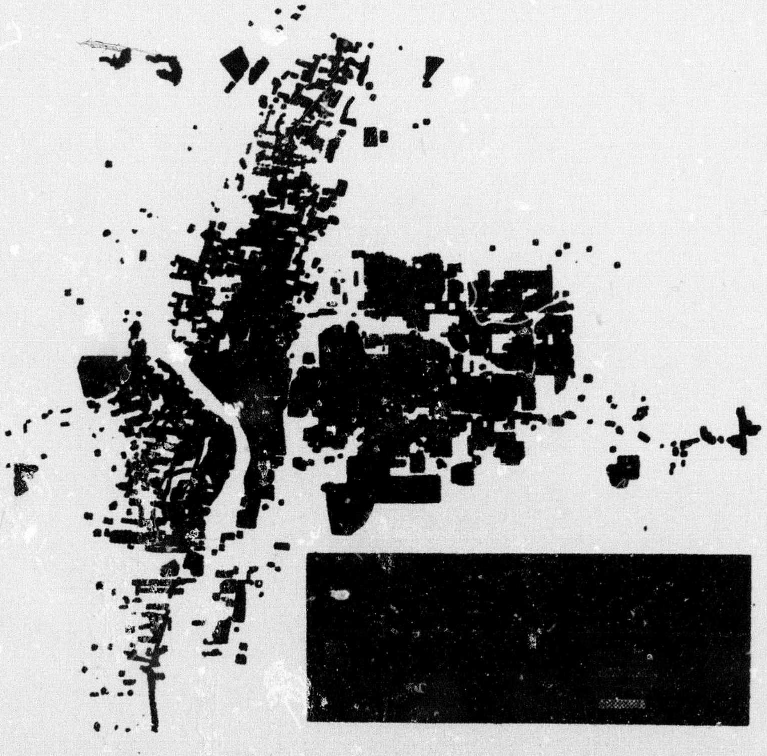
A 9701

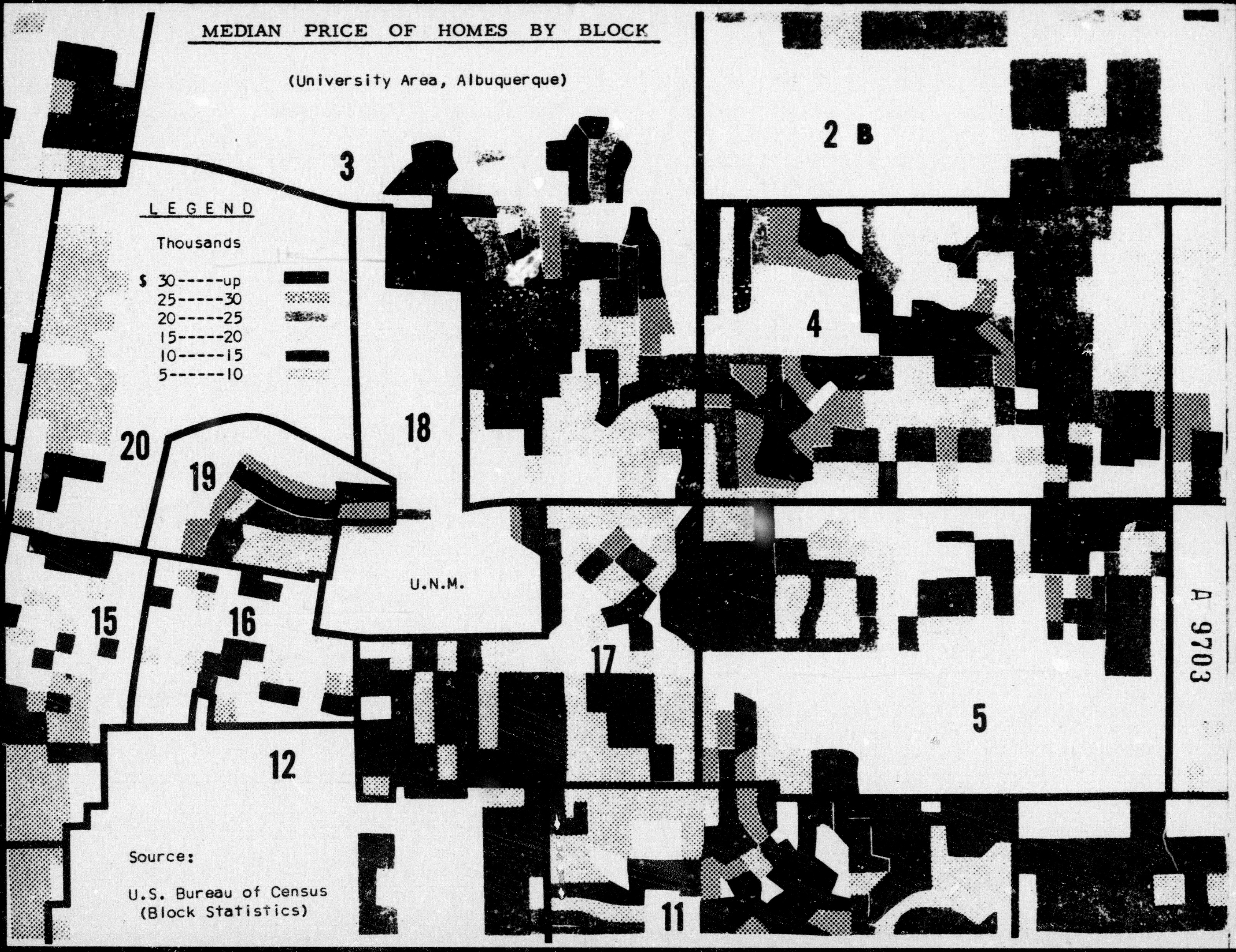
A 9702

THE SINGLE FAMILY HOUSE

DISTRIBUTION OF SINGLE-FAMILY DWELLINGS BY VALUE

The value assigned to a dwelling by the owner, together with the cost of renting accomodation in an area, give an indication of (1) the quality, (2) the size, (3) the newness, and (4) the density of the dwellings. In general, they show those areas considered most desirable, contrasted with those of less desirability. In common with most other studies in this Report, investigation is at the census tract level. Only a general picture is drawn, and sometimes there is considerable variation from the census tract average within the census tract. This variation is illustrated by the map showing the distribution of those families earning more than $25,000 a year (see below). The implication is that within certain census tracts there are areas of much higher quality than would be inferred from the census tract average. This is substantiated by study at block level, of which a sample section is shown opposite. With these facts in mind, it is safe to return to the census tract averages for a general picture of the build-up of the community.





MEDIAN PRICE OF HOMES BY BLOCK

(University Area, Albuquerque)

LEGEND
Thousands
$ 30-----up
25-----30
20-----25
15-----20
10-----15
5------10
3
2 B
4
18
20
19
U.N.M.
15
16
17
5
12
11
A 9703

Source:

U.S. Bureau of Census
(Block Statistics)

A 9704

Median Value of Homes By Census Tract

With our knowledge of the density of dwellings (Density Map 2), the size of homes (Density Map 7) and when they were built ("Growth of Albuquerque" Map, Page 80), it is not surprising to find the highest median home values in the Northeast Heights, particularly north of Lomas, west of Wyoming, and south of Indian School Road. With the exception of Census Tract 2B, this is the area most newly developed, having amongst the lowest densities and the largest average number of rooms per dwelling. Older areas which match this high average are in Census Tract 19 (between the medical plazas and the university) and Census Tract 22 (the Huning Castle Addition west of Fourteenth Street). These areas have long housed many of the wealthiest Albuquerqueans (also see "Distribution of Families with $25,000 or More per Annum").

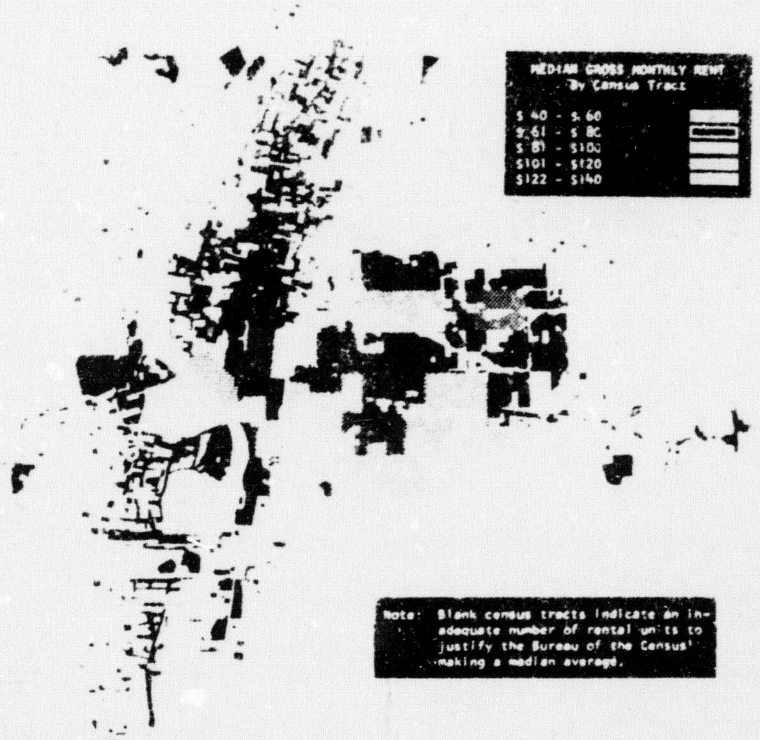
The next highest average home value, $12,000 - $15,000, covers the remaining area in the Heights, excluding Census Tracts 6B &9, between the bases and Lomas Boulevard. These two average less rooms per dwelling than the remainder of the Heights. Census Tract 6B has the highest average density of dwellings outside the inner ring around the CBD. Much of this census tract was developed during the housing shortage which followed the end of World War II. Many of the houses were constructed by the owner on a non-professional "do it yourself" basis. It now has a high incidence of dilapidated and deteriorated houses - the only area in the Heights showing such characteristics at the census tract level of investigation. The vacancy rate is similarly the highest in the Heights. Nevertheless it appears that the average value of property still is as high as in the North Valley, Census Tract 12 (south of Lead opposite the university), and the better sections of the South Valley (Census Tracts 43 & 46). Rehabilitation may well be necessary for this problem area in the midst of the Heights.

The $12,000 - $15,000 average continues from the Heights along Central as far west as the Pan-American Freeway. This area shows little dilapidation despite the relative age of the homes. This also is true of the area northwest of the CBD in Census Tract 21. Although there is dilapidation in parts of this area, other sections of the downtown area still maintain a high value.

This may indicate the need for a change of zoning to protect this high value property from what might constitute "legal" spot zoning, or alternatively, transporting these homes to a site which, due to the change of scale of the town, will be more suitable. Lower values are to be found in census tracts to the north of the CBD (Census Tracts 26, 27 & 30), parts of the South Valley (Census Tracts 23 & 44), south of the City Limits on Broadway (Census Tract 40), and the urban renewal area (Census Tract 15).

The lowest values in the Metropolitan Area are to be found south of the CBD, in the Barelas & South Broadway areas (Census Tracts 13, 14, 41 & 42), part of the South Valley (Census Tract 43), and Martineztown (Census Tract 20). The census tract averages for homes in these areas are between $5,000 and $7,500. A combination of dereliction, dipalidation, age, and an originally low standard of dwelling, as well as overcrowding have blighted much of these areas.

Rents


MEDIAN GROSS MONTHLY RENT
By Census Tract
$ 40 - $ 60
$ 61 - $ 80
$ 81 - $100
$101 - $120
$122 - $140
Note: Blank census tracts indicate an inadequate number of rental units to justify the Bureau of the Census' making a median average.

The census tracts showing a significant number of rental units are considerably less in number than those having single family residences. The lowest average rents are to be found, with a few exceptions, in the same census tracts as the low-value homes. The exceptions are that Census Tract 42 is omitted (not enough rentals to make a fair average) and Census Tract 26 (Old Town area) is added. The rents average between $40 and $60 in these areas. The rest of the Valley and the West Mesa show an average of between $61 and $80, with the exception of Census Tract 22 (the area due east of the Huning Castle Addition) which, along with the South Heights- South University Area, averages rents between $81 and $100. Census Tract 2B, the "black sheep" of the Northeast Heights, is also included in this category, while the rest of the Heights area, north and east of the University of New Mexico, averages between $101 and $120. The highest rental average, between $121 and $140, is to be found in Census Tract 1C, the only area in the newest part of the Heights with a significant enough number of rental units to merit a Bureau average. As this is in a high-average price area, this is to be expected. Anomolously, both Census Tracts 3 & 4 do not match in rents the high average price of the homes in the area. This might imply that the apartments and rental units in these tracts may be in marginal areas, but the high number of the wealthier families living in these tracts also suggests that the average value by census tract is boosted by comparatively small areas of very high-priced development (see page 82).

AREAS OF TRANSITION

RENTAL UNITS & VACANCIES AS INDICATORS OF CHANGE

Mobility

There is a multiplicity of reasons why a person may choose one or another form of payment for the use of accommodation. There is the implication that renters are less stable than those who own their homes in a community. Proportionally, this may be so, however, with accelerated rising prices in real estate, many are tempted to buy property, merely to sell within a short period of time at a profit. This process may be repeated several times within a few years. Mobility is therefore to be found among home owners as well as renters. Nevertheless this is purely individual change of ownership in many cases and does not constitute in itself a change in a neighborhood - unless the home vacated remains empty for some time, or through lack of a buyer, is put up for rent.

Single-Family Rental Units As Indicators Of Change

Most apartments are built originally to rent; most homes are built for owner occupation. However, in a growing, mobile community, especially when single-family dwellings have been over-built and apartments, apparently, under-built, many homes that are older or are in less desirable areas may become rental units. The incidence of houses for rent may, therefore, be taken as indicators of area change, if the proportion of these houses-for-rent is a significant one. Simply stated, the pattern in time is as follows:

Stage 1 - Predominantly single-family residences, owner-occupied.

Stage 2 - An increasing number of vacancies (homes for sale) as the more affluent move to the more fashionable periphery. This stage may revert to Stage 1 if there is sufficient market.

Stage 3 - There being an insufficient demand for single-family residences for sale, the absentee owners may decide to rent rather than suffer continual loss on their investment.

Stage 4 - Single-family rental units divided into or replaced by new apartments or other uses, e.g., spread of the CBD, industry, etc. This stage may be retarded in an area if the abandoned (rented) homes were originally high quality and have a long, useful life remaining, and are of a size that they suit modern ways of living.

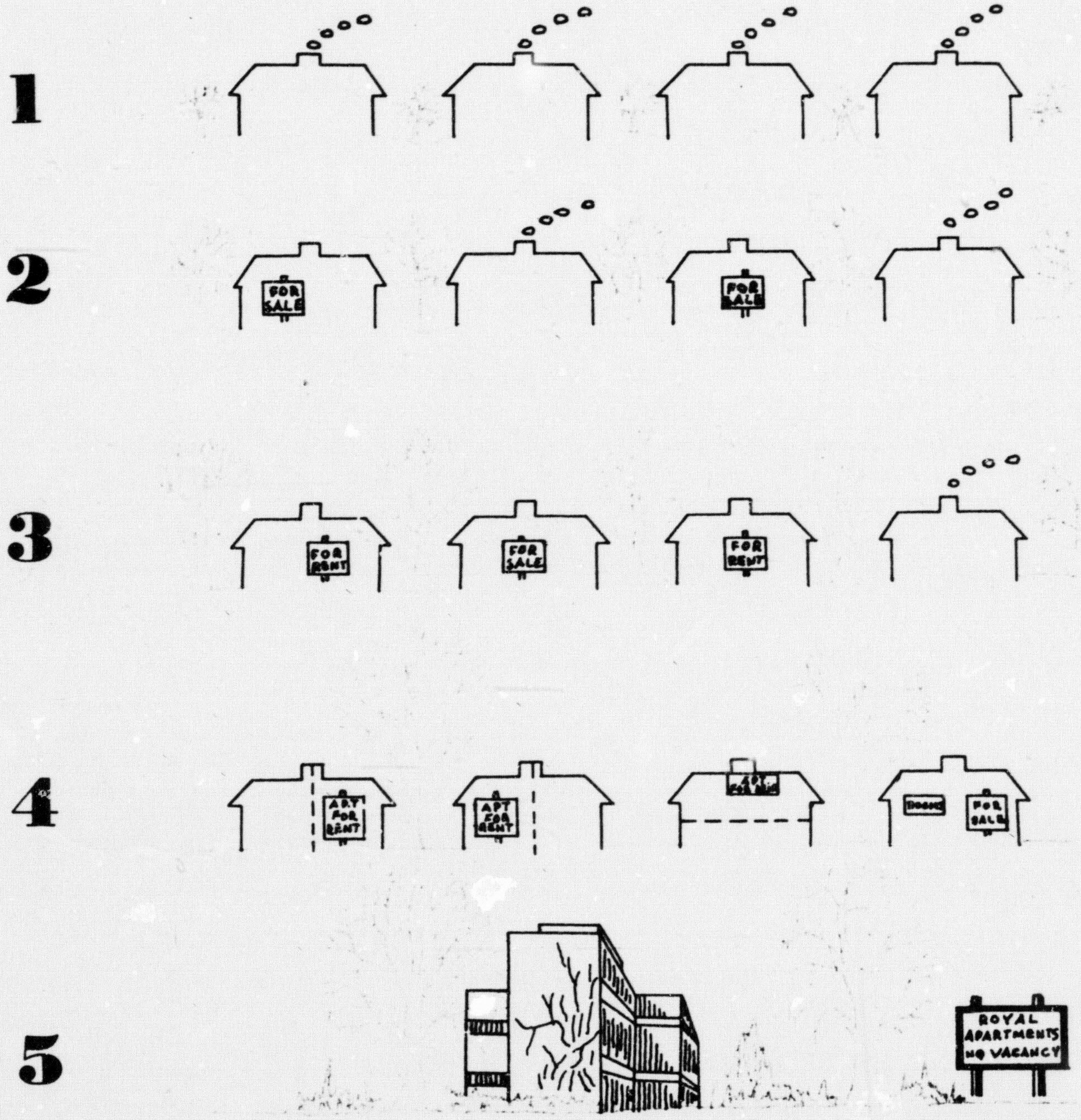
Comment

The use of the proportional incidence of rental units (single-family) as an indicator of area change is one of the most valuable. In certain cases, correlation with the proportion of vacancies in any area may be useful, but this measure is thought to be less reliable than the former in that vacancy is often temporary due to the aforementioned mobility among home owners.

However, the incidence of single-family rental units is only an indicator and not a finite measure. Its chief function is to indicate areas in need of further study. Only this more detailed investigation will uncover the best answer for an area, although if compared with the market for apartments and, if possible, the number of families that prefer to rent single-family homes rather than to buy them, along with other land use knowledge of an area, intelligent guesses can be made, even at the census tract scale of investigation.

A 9707

TRANSITION IN A RESIDENTIAL AREA


1
2
FOR SALE
FOR SALE
3
FOR RENT
FOR SALE
FOR RENT
4
APT FOR RENT
APT FOR RENT
APT FOR RENT
ROOMS
FOR SALE
5
ROYAL APARTMENTS NO VACANCY

1 Newly built single-family residences, owner occupied. (Maximum Stability)

2 Houses for sale as the more affluent move to newer development on the edge of town. (This stage may revert to Stage 1 if there are enough people who wish to buy the vacated homes.)

3 If demand for sale is inadequate, absentee owners begin offering homes for rent. This sometimes may create a new stability, but often this is a sign of accelerating change.

4 Rents may become too high for the market, and units may be divided into apartments.

5 Redevelopment according to the Land Use Plan can then take place on consolidated lots. This may be because the land becomes more valuable if redeveloped, or because of public pressure to rid the city of blight. "Increase in assessed value can pay for redevelopment in 10 years" - Robert A. Futterman.

A 9708

AREA IN TRANSITION - ANALYSIS

It seems important to know where in the community change can be expected in the next 20 years. Change in the form of development of vacant land within or near the urban fringe is relatively simple to predict, but what of those areas already developed? As aforementioned, on the basis of distribution of single-family houses for rent, plus a view of the incidence of vacancy and of derelict and dilapidated dwellings, some assumptions might be made.

The "Areas of Transition" map, opposite, shows that the area around the CBD is the most likely to experience change in form and character, though parts of this area may remain stable for some time (see "Median Value of Homes" map, Page 83). Areas to the north and south seem also to be volatile, especially Census Tracts 28 & 29, north of the CBD, which, along with Census Tract 6B, show the highest vacancy rates in the City.

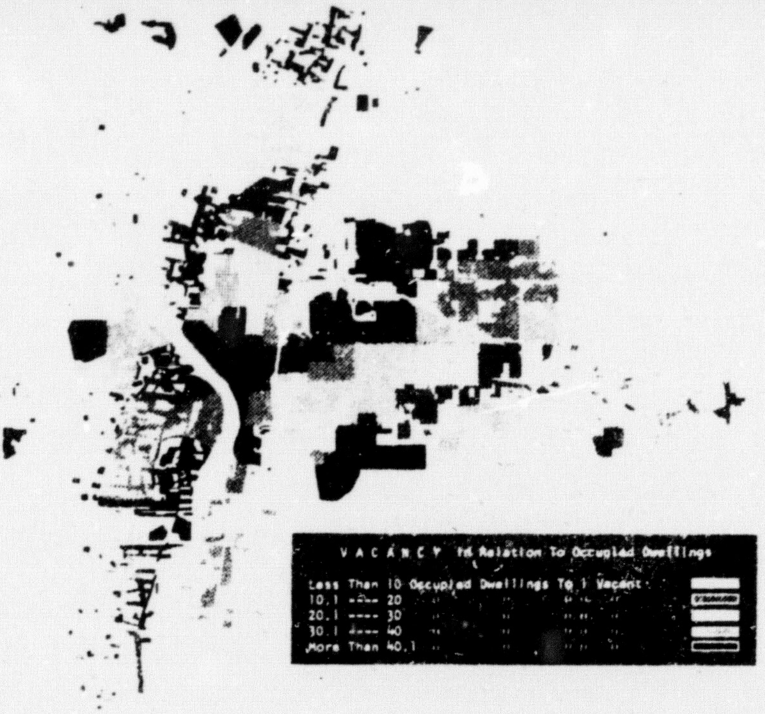
The areas flanking the central core to the west and stretching along the south side of Central as far east as Wyoming seem next in line. It should be noted that Census Tract 19 joins this category, too, as do the census tracts in the Mid-South Valley and in the outer areas.

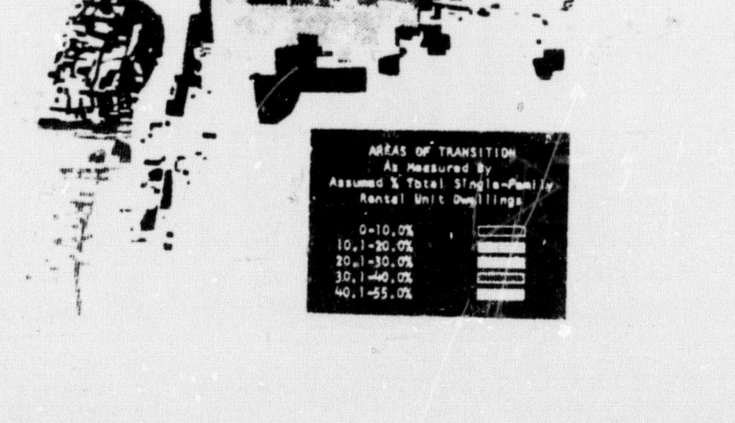
The areas of relative stability appear to be the Northeast Heights, the North Valley, and the extreme South Valley. Of course, this is only one measure of change, and these latter two can expect change in the form of more intensive development, although without a doubt they will remain predominantly single-family and low in density for some time to come.

Vacancy rates, as previously mentioned, are poor measures of instability in that they may represent over-building, at least in the newer areas. This can be the only explanation when one sees the high vacancy rate in the East Heights area, east of Louisiana.

Over-building in itself is not desirable, for vacant property, old or new, encourages vandalism, which can be a serious police problem. Moreover, until occupied, the homes will not be landscaped or kept free from trash. The presence of vacant homes in an area lends an unkempt, spotty appearance to a neighborhood.

A 9709


V A C A N C Y In Relation To Occupied Dwellings
Less Than 10 Occupied Dwellings To 1 Vacant
10.1 ---- 20 " " " "
20.1 ---- 30 " " " "
30.1 ---- 40 " " " "
More Than 40.1 " " " "


Note: Census Tracts 8,10,18 & 48 Not Shown
AREAS OF TRANSITION
As Measured By
Assumed % Total Single-Family
Rental Unit Dwellings
0-10.0%
10.1-20.0%
20.1-30.0%
30.1-40.0%
40.1-55.0%

A 9710

DETERIORATION & DILAPIDATION

Measures of change more chronic and dangerous than those aforementioned, can be seen where a high incidence of dwellings which are sub-standard structurally is to be found. Combining derelict and dilapidated dwellings, much of the Valley area is affected. Census Tract 42 presents a picture of an area in which the dwellings are almost entirely derelict (94.8%). Other areas nearby and near Old Town (CT's 26 & 30) and Martineztown (CT 20) show an ominously large proportion of sub-standard property. Reverting to the map of dilapidated dwellings, it can be seen that Census Tract 14 (Barelas) just north of Census Tract 42, has the highest incidence. The adjacent Census Tracts 42 & 13 and Martineztown (CT 20) are not far behind. The other areas show a reasonably low percentage of wholly dilapidated dwellings.

Census Tract 15 (the Urban Renewal Area) shows a relatively low incidence of deteriorated dwellings. One may therefore wonder whether the community's effort is being wasted while other more serious sources of blight remain untouched. This writer does not believe this to be the case. On the contrary, experience in Philadelphia, a city advanced in combating blight, shows that it is wise to work from the relatively good areas into the most blighted parts of the city. If this is not done, blight tends to spread rather than to be controlled. It does point, however, to the fact that much more needs to be done in terms of renewal, and even comprehensive redevelopment, if these substandard areas are to be improved. This will have to be carefully calculated, however. There are compensations for living in the slums, despite bad housing conditions[1]. We must seek to preserve them when we redevelop.

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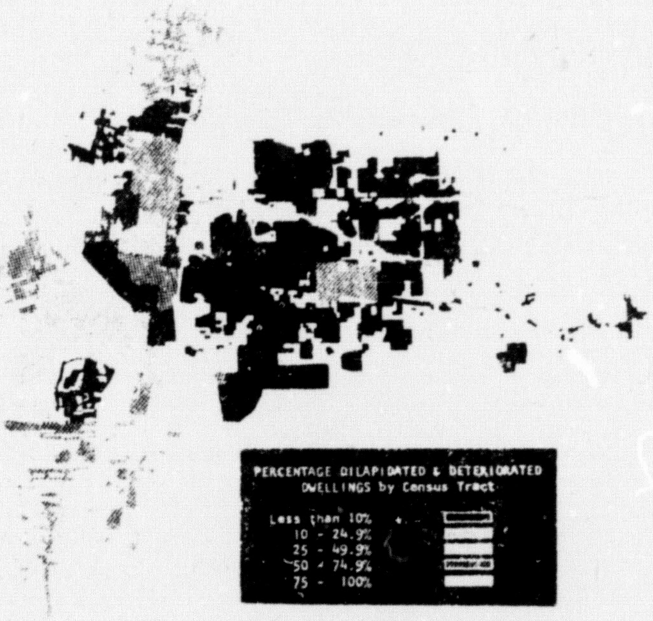
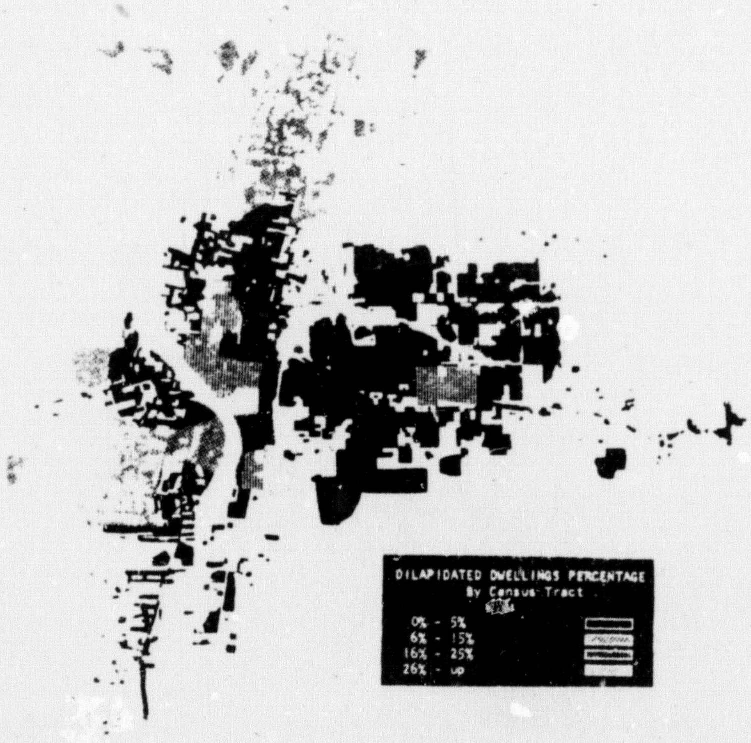
[1] See "Journal of the American Institute of Planners", January, 1962.

A 9711


PERCENTAGE DILAPIDATED & DETERIORATED DWELLINGS by Census Tract
Less than 10%
10 - 24.9%
25 - 49.9%
50 - 74.9%
75 - 100%


DILAPIDATED DWELLINGS PERCENTAGE By Census Tract
0% - 5%
6% - 15%
16% - 25%
26% - up

A 9712

A 9713

THE PLAN

A 9714

STANDARDS & ASSUMPTIONS for the future development

A major objective of land use survey is to discover the significant facts about a community and to codify them into a series of measures or "standards" which can be used to guide future development. These measures should derive directly from the facts of the existing land use and population. They should be modified only when (1) observation of other communities or (2) knowledge of trends or the effects of changes that occur as a community enlarges indicate that modification would be necessary and beneficial. In this way, future development will be guided by an understanding of the existing community --- the subtle inter-relationships between buyer and seller, of the land developer and land user. These measures or standards are, in essence, an interpretation of the years of experience of Albuquerque businessmen, transformed into tools for fashioning the future.

One may doubt if one can consolidate meaningful formulae out of the some times nebulous and obscure relationships of supply and demand. However, as Dennis O'Harrow points out[1], "It is true that no two situations are the same. In fact, no two physical objects greater than the molecule are identical." Nevertheless, as he continues, "As an argument (against applying standards), this can quickly be reduced to absurdity... (for) this would call for individual treatment of each wheat grain when we milled flour, (or) the abolition of laws because each instance of criminality was different." Mr. O'Harrow goes on to say, "Much of the superiority of the human brain lies in its ability to classify events and objects on the basis of broad, significant criteria and to not be confused by having to give heed to insignificant details."

It is a common truism that there is "nothing new under the sun", and the corollary that the apparent newness of a concept or idea rests on a novel change of relationship with other things is equally true. The modus operandi of town planning follows closely these ideas. Scientific planning methods summarize our knowledge of the salient facts of land and population relationships. The art of planning lies in the intelligent application of these pertinent facts to expected new situations and new relationships.

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[1] ASPO Newsletter, Vol. 27, No. 11, Nov., 1961

A 9715

LOCAL COMMERCIAL DEVELOPMENT

A residential area represents a certain buying power. People eat, have their hair cut, buy books, magazines, and drugs. They drink beer, and put gasoline in their automobiles. To supply these daily needs, stores will be built. Only a certain number of these outlets will be needed to serve a given population. The economic laws of supply and demand are such that every trade needs a certain number of customers to allow an adequate profit for the entrepreneur. In a competitive economy, the weaker members soon become marginal and finally fail. These include those that are not well situated in relation to their market, those who have inadequate clientele, those who do not have sufficient convenient parking for their customers, and those that are less attractive to visit. Others survive as long as they use the best methods to serve the public. There is, as a result, a gradual shift or change as local businessmen find the needs of the community by shrewd judgment or, more wastefully, by trial and error.

The relationship of the buying public to the amount of commercial space it needs will not vary appreciably, however, over a considerable period of time. For shaping the community of the future, we may therefore learn from the long experience of Albuquerque businessmen and apply it to the new development.

A 9716

It is well known that commercial land is considered to be more valuable than most other land. It is perhaps not surprising, therefore, that about two-thirds of all zone change applications received by the Planning Department concern a change to a commercial zone[1]. Despite this feverish activity, only a relatively small amount of land zoned for the purpose is actually developed[2]. Zoning must needs be tied to the use of land. Otherwise it can become a tool to be manipulated by the unscrupulous and defeat its purpose of furthering the public good. Zoning decisions should, therefore, be based on need. If they are not, the decisions have little meaning or purpose, and the community is merely rubber stamping a private decision.

But if the decision is to be based on need, what is to be the criterion? Under the Shopping Center Section of the Zoning Ordinance[3], an economic report must be presented with an application for a center. Such a report might be useful, except that the technical language used too often mystifies rather than clarifies. Such a report, to truly serve its purpose, should be equated with a set of standards which clearly outline the basic criteria for a center. Deviation from these standards would have to be substantiated by proof of special conditions, e.g., higher than average buying power of the population served.

The standards on the following pages are suggested for use in the AMA. They are based on the Denver Standards[4], checked against local conditions and appropriately modified.

THE "DENVER STANDARDS" (MODIFIED FOR THE AMA)

In July, 1960, the Inter-County Regional Planning Commission, Denver, published a report, "Standards for New Urban Development". The standards were developed over a period of a year under a "701" Project similar to this study. It was reviewed and approved by the elected boards and commissions, and by the Housing and Home Finance Agency. Basically therefore they have considerable stature. However, before applying them to this community, a study of their standards, leading to their modification and elaboration for local use, was made. The revised standards that resulted and an outline table covering most possibilities are to be found on the following pages. Acreage and density figures are average and not absolute. Deviations can be expected, e.g., larger service areas may be justifiable at low densities. (Such an arrangement helps preserve the rural character of a low density area, too.)

Ordinarily, centers will be between the maximum-minimum acreages as delineated. Larger centers are included in the table for completeness of data only. It should be noted that at higher densities, less parking area may be needed since many customers will be within walking distance. Centers would, therefore, be proportionately smaller. Furthermore, empirical methods will have to be devised to judge whether, in a given situation, the public welfare would best be served by one large or two small centers.

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[1] Verbal Information, D. M. Bayer, Zoning Section, City Planning Department.

[2] See "Zoning & Land Use" in the Land Use Section of this Report.

[3] City Commission Ordinance No. 1493, Page 21, 1962 Revised Edition.

[4] "Standards for New Urban Developement", Denver Inter-County Regional Planning Commission, 1960.

STANDARDS FOR SHOPPING CENTERS

A 9717

		Neighborhood Center	Community Center	District Center
1.	Major Function	Sale of Convenience Goods & Personal Services	Some Functions of Neighborhood Center Plus Sale of Shopping Goods (Wearing Apparel, Appliances, Etc.)	Some Functions of Community Center Plus Sale of Gen. Mdse., Apparel, Furniture & Home Furnishings
2.	Leading Tenant	Supermarket or Drugstore	Variety Store or Jr. Dept. Store	One or More Major Dept. Stores
3.	Site Area (Gross Land Area)			
	Normal Maximum	10 Acres	35 Acres	30 Acres
	" Minimum	4 "	10 "	40 "
4.	Desirable Area/Pop. Ratio	1 Acre/1,000 Pop.	.5 Acre/1,000 Pop.	.4 Acre/1,000 Pop.
5.	Ranges in Gross Floor Area	30,000 - 50,000 Sq.Ft.	100,000 - 300,000 Sq.Ft.	400,000 - 1,000,000 Sq.Ft. or Over
6.	No. of Stores & Shops			
	Maximum	15	30	60
	Minimum	5	15	40
7.	Radius of Service Area	½ Mile	2 Miles	4 Miles
8.	Population Req'd to Support Center			
	Minimum	4,000	20,000	100,000
9.	Parking Requirements	General Parking Requirements: Floor Area Ratio 5 to 1 (Parking Area is 5 Times Gross Area of Building)		
	Maximum No.	500	3,000	Varies
	Minimum "	200	1,000	5,000
10.	Location	Near Intersection of Secondary Roads or Major Roads & Major Roads	Intersections of Major Roads	Intersections of Major Roads or Expressways

*From "Standards for New Urban Development Inter-County Regional Planning Commission, Denver, Published 7-19-60. Revised by J. M. Udy for Use in the Albuquerque Area.

A 9718

BASIC TABLE - SIZE OF SHOPPING CENTER RELATIVE TO OTHER PERTINENT FACTORS[1]

Type of Center	Population Served	Size of Center (Acres)	Acres/ 1,000	Service Radius	Service Area[2] (Acres)	Average Density (Persons/Acre)
Neighbor-hood	4,000	4)	1.0	½ Mile	498	8.03
	5,000	5)			497	10.00
	6,000	6)			496	12.09
	7,000	7)—Usual Range			495	14.14
	8,000	8)			494	16.19
	9,000	9			493	18.25
	10,000	10			492	20.32
	11,000	11			491	22.40
	12,000	12			490	24.48
	13,000	13			489	26.58
	14,000	14			488	28.68
	15,000	15			487	30.80
Community	20,000	10)	.5	2 Miles	8,028	2.49
	25,000	12.5)			8,025	3.11
	30,000	15)			8,023	3.73
	35,000	17.5)			8,020	4.36
	40,000	20)			8,018	4.98
	45,000	22.5)			8,015	5.61
	50,000	25)—Usual Range			8,013	6.23
	55,000	27.5)			8,010	6.86
	60,000	30)			8,008	7.49
	65,000	32.5)			8,005	8.11
	70,000	35)			8,003	8.74
	75,000	37.5			8,000	9.37
	80,000	40			7,997	10.00
	85,000	42.5			7,995	10.63
	90,000	45			7,993	11.25
	100,000	50			7,988	12.51
	110,000	55			7,983	13.70
District	87,500	35	.4	4 Miles	15,991	5.40
	90,000	36			15,990	5.62
	100,000	40)			15,986	6.25
	125,000	50)			15,976	7.82
	150,000	60)			15,966	9.39
	175,000	70)—Usual Range			15,956	10.96
	200,000	80)			15,946	12.54
	250,000	100			15,936	15.68
	312,500	125			15,911	19.64

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[1] Compiled by J. M. Udy on the basis of the Denver Standards (Revised by JMU), January, 1962.

[2] The area within the service radius, less those areas not used for residential purposes. In this table, only the area of the shopping center has been deducted except in the case of the District Centers where 50 acres have been allowed for other non-residential uses within the service area.

OTHER COMMERCE

There is a considerable amount of land in commercial use which is not usually found in a shopping center. These include uses tied to the highway, with a minimum amount of associated permanent structures, but a relatively large amount of land, e.g., auto sales lots, trailer sales lots, heavy equipment sales, farm machinery, et cetera.

In a community such as Albuquerque which attracts a large number of tourists and overnight visitors, commercial areas devoted to serving the non-local public are quite extensive. These uses include motels, hotels, curio shops, and "western villages". Many restaurants, drive-ins, and gasoline stations depend heavily on the tourist trade. Other uses such as offices are, as a whole, moving from close association with commerce and forming their own off-the-street centers, or nucleating in newly built skyscrapers. There also are the borderline commercial enterprises which thrive only in marginal conditions --- secondhand stores, junk shops, wrecking yards, and scrap metal dealers.

All of these uses play an important part in the community, but to understand their distribution and density in the community is beyond the scope of this project. Standards based on local surveys cannot therefore be made for these uses at this time. However, in planning for the future, one can note certain tendencies or trends. Firstly, a tendency to congregate --- like attracting like. Secondly, in the case of many offices and motels, a tendency to nucleate into centers with common parking and access points, similar to the shopping center. Both of these tendencies appear advantageous, both to the entrepreneur and to those he serves. The Tulsa Comprehensive Plan, a 3 year "701" Project published in March, 1960, shows a table for non-shopping center commercial uses. This is shown opposite as it may tentatively be used for the AMA.

A 9720

OTHER COMMERCIAL USE GROUP STANDARDS*

Use Group	Sq.Ft. Per 1,000 Population 1957	Proposed	General Desirable Location	Area Served
Intensive Recreation[1]	3,650	6,000	In Conjunction With (Not In) Community & Sub-Community Shopping Centers	Residential Community
Extensive Recreation[2]	58,731	87,120	Adjacent to Area Parks; Areas of Unstable Soil Conditions	AMA
Business & Professional Offices	3,392	2,000	In Conjunction with Regional & Community Shopping Centers	Community & Urbanized Area
Medical & Dental Offices	2,897	2,500	In Conjunction with Community & Sub-Community Shopping Centers	Residential Community
Thru-Highway Business	17,302	18,000	Expressways, Particularly Near Interchanges with Other Expressways (Central Avenue)	Regional & Thru-Traffic
Local Highway Business	2,429	2,400	Several Central Locations on Major Streets in Residential Community	Residential Community
Automotive & Allied Services	9,825	10,000	With Automotive Sales Concentrations & Each Residential Community	Residential Community
Automotive & Allied Services	10,313	10,000	North Fourth St., San Mateo, Menaul, Etc.	AMA
Repair Business Services	265	700	Centrally Near Central Business District	AMA
Wholesale Business Services	3,650	1,800	Along Major Streets Near Rail Facilities & Industrial Districts	AMA
Special Uses	26,507	26,420		
Animal Hospitals & Kennels	1,307	-	In or Adjacent to Industrial Areas. Near Fringe of AMA	AMA
Broadcasting Studios	4,226	-	Adjacent to Business & Professional Office Groupings if Tower is Located Elsewhere	AMA
Greenhouses & Nurseries	13,216	-	Green Belt or Other Similar Undeveloped Location	AMA
Lumber Yards (Retail)	7,111	-	On Rail Sidings In or Near Industrial Districts	Residential Community
Monument Sales	155	-	In or Adjacent to Industrial Areas or Within Business Service Groupings	AMA
Mortuaries	493	-	In or Near Office Concentrations	Residential
TOTAL		166,940 Acres (3.83 Acres Per 1,000 Population)		

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*From Tulsa, Oklahoma Comprehensive Plan, Oklahoma P-4G, Adapted to AMA

[1] Bowling Alleys, Skating Rinks, Theaters

[2] Amusement Parks, Golf Driving Ranges, Drive-In Theaters

RESIDENTIAL

It has been shown previously that Albuquerque's density is, at present, quite low, even in comparison with its peers. There also appears to be a dirth of multi-family development. It has been shown that as a community increases in size, its over-all density usually increases[1]. It seems reasonable to expect that Albuquerque's over-all density will increase from approximately 10 to 12 persons per acre by 1980. As every home could be sited on a 70' x 100' lot at this higher density, one can see that even in 1980, Albuquerque will be a comparatively low density community.

The Land Use Section of this Report[2] reveals the following:

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[1] See "Average Population Densities for Groups of Incorporated Areas", Page 45.
[2] See "AMA Land Uses Compared", Page 36.

A 9722

PROPORTIONAL COMPARISON OF SINGLE-FAMILY & MULTI-FAMILY DEVELOPMENT IN VARIOUS COMMUNITIES

Community & Type of Residence	Acres/100 Pop.	% Res. Land Use	% to Nearest 1%
Phoenix			
Total Residences	6.3	100.	100
Single-Family	4.9	77.8	78
Multi-Family	1.4	22.2	22
Tucson			
Total Residences	6.9	100.	100
Single-Family	5.5	79.7	80
Multi-Family	1.4	20.3	20
Dade County			
Total Residences	6.8	100.	100
Single-Family	6.1	89.7	90
Multi-Family	.7	10.3	10
Albuquerque			
Total Residences	7.6	100.	100
Single-Family	7.2	94.7	95
Multi-Family	.4	5.3	5
AMA Future			
Total Residences	7.6	100.	100
Single-Family	6.8	89.5	90
Multi-Family	.8	10.5	10

Even within this selected group of cities there is a considerable variation in the amount of land per capita devoted to multi-family growth. Both Phoenix and Tucson show 1.4 acres/100 population, but Dade County has exactly half this amount, while Albuquerque has about one-third[1].

Because the AMA has relatively low acreage in multi-family uses, it seems very likely that acreage in this land use will increase over the next 20 years. It is unlikely that it will equal the amount devoted to this use in Phoenix and Tucson, since it would need considerably higher densities in the future to make up the difference between the AMA and these communities. The low density trend has been set in this community, and it is unlikely to change radically. However, there seems to be the possibility that it may increase to approximate more nearly Dade County's percentages. Accordingly, it has been conservatively estimated that multi-family acreage in the AMA will increase to .8 acre per 100 population with a reciprocal drop in single-family acreage.

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[1] Complete data was not available from Sandia and Kirtland Bases. However, if the bases were entirely developed in multi-family dwellings, acreage per 100 population still would be no higher than .5 acre/100 population.

A 9723

STANDARDS FOR INDUSTRY

The present per capita acreage in industrial use in Albuquerque is slightly higher than in the other communities examined. However, it is considerably below the 1.5 acres per 100 population which is Bartholomew's average for 33 satellite communities[1]. Although a full study of the exact industrial needs of this metropolitan area cannot be made under this contract, there is reason to believe that an average nearer to Bartholomew's satellite communities reflects more closely the trends in industrial land use than does the present average of .98 acre per 100 population. Over the last 20 years there has been a noticeable increase in the amount of land industry needs. Depending on the user, sites can vary between half an acre to as much as 2,000 acres[2]. Although the need for extremely large sites is rare, sites of 100 to 500 acres are not uncommon. Unless the per capita acreage is enlarged in the AMA, this presents a problem, for much of the potential industrial land within the built-up area (along the railroad and west to Second Street NW) is heavily fragmented into small ownerships. The intrusion of other land uses adds to the problem of consolidation for industry needing larger sites.

The problem is, therefore, twofold: The provision of an adequate gross acreage as well as adequate quantity of different types of industrial land, so that all types of industry that may be attracted to establish in the AMA will be conveniently accommodated.

Lacking finite information on future industrial land needs, it therefore seems wise to raise the per capita average to nearer that of the 33 satellite communities examined by Bartholomew. Accordingly, a ratio of 1.4 acres per 100 population is suggested, to be reviewed at a later date when more detailed information is available.

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[1] "Land Use in American Cities", Harland Bartholomew & Associates, 1955.

[2] See numerous publications by the Urban Land Institute, particularly "Space for Industry", Technical Bulletin No. 23, July, 1954.

A 9724

SOCIAL, MEDICAL & HEALTH FACILITIES, FIRE PROTECTION

SOCIAL FACILITIES

Facility	Population/Facility	Acres/Facility
Church (100 Seats)	1,500	½ - 1 Acre*
" (800 ")	12,000	4 - 8 " *
Large Restaurants	5,000	1 - 2 " *
Bowling Alleys	60,000	5 " *
Drive-In Theaters	40,000 - 80,000	10 "
Library	25,000 - 50,000	1+ "

*Includes Parking Area

MEDICAL & HEALTH FACILITIES

Facility	Beds/1,000 Pop.	Ideal Size	Population Served	Land Rqmts.	Location
Out-Patient Clinic	-	-	10,000	1 Acre	Neighborhood Ctr.
District Hospital	3	200 Beds	50,000 to 75,000	10 - 15 Acres	District Center
Large "	3	500 "	Metropolitan Area	25 Acres+	Special Center

FIRE PROTECTION (NBFU CLASS 8 STANDARDS)

	Radius Served		
Station Type	High Value	Standard	Area Required
Pumper & Hose	3/4 Mile	1½ Miles	½ Acre
Ladder	1 "	2 "	½ - 3/4 "
Pumper-Ladder	1 "	-	1 "

Sources: Medical & Health Facilities, Social Facilities (Except Churches):
"Standards for New Urban Development", Denver, 1960
Churches: "Standards for Church Planning", Fred W. Michel, 1958
Fire Protection: National Bureau of Fire Underwriters, Class 8 Standards

Notes:
1. Where possible, the standards have been checked against, and modified by, existing local characteristics.
2. For Public Facilities Standards, see "Public Facilities Report".

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A 9725

PROGNOSIS

A 9726

USE PLAN

A 9727

THE LAND USE PLAN

HOW MUCH LAND WILL ALBUQUERQUE NEED IN 1980?

In general, the land the AMA will need in 1980 will depend on (A) 1980 POPULATION, and (B) PER CAPITA LAND USE. The first factor has been estimated by S. J. Brasher in his population prognosis[1]. The second is based on current ratios modified by knowledge of trends and THE VACANCY RATE (amount of vacant land in the community).

A. 1980 POPULATION, AMA

S. J. Brasher's report[1] is based on population growth in the County (Albuquerque SMSA). At present, 255, 319, or 97.4% of the SMSA population is living within the AMA. By 1980, with improved transportation and facilities, and further spread of the urban area, it is probable that not as large a percentage may be living in the AMA. For the purposes of this Plan, it is assumed that 96% of the total SMSA population will be living in the AMA in 1970, and 95% in 1980. We can expect the remainder to find their homes in the mountain villages and in outlying communities such as Corrales, Bernalillo, and Belen although most of these people will work in the AMA.

POPULATION ESTIMATES, ALBUQUERQUE SMSA & AMA, 1970 & 1980[2]

Series	1970 SMSA Population	1970 AMA Population	1980 SMSA Population	1980 AMA Population
I	336,400	322,944	433,900	412,205
II	388,100	372,576	567,500	539,125
III	437,600	420,096	664,400	631,100

The above table gives a range of from 412, 000 to 630, 000 population by 1980. Mr. Brasher has indicated that he considers the middle range (539, 000) the most likely. However, for the purpose of this study, it will be necessary to consider the maximum figures to assure that the City will be ready for any eventualities. For this reason, calculations will be made to ascertain the most likely needs of the City in 1970 and in 1980 on the basis of Mr. Brasher's Series III.

The Plan will be made assuming these maximum conditions. This should give a scale to the City which will accommodate most eventualities within the next 20 years. It must be remembered that the Series II figures appear the more likely. Hence every effort should be made to encourage development within, or at most, adjacent to the presently developed area. Albuquerque already has suffered from unnecessary "leapfrogging". There is little to gain and much to lose in this process. It should be actively discouraged.

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[1] "Population Projections for the Albuquerque Area", S. J. Brasher

[2] Based on Mr. Brasher's Report

A 9728

B. PER CAPITA LAND USE, 1980

1. Residential Land

The amount of residential land to be allocated for the future AMA depends on the proportion of each house type that will be needed. It is not the function of this Plan to allocate house types block by block. The Plan seeks instead to suggest the general character of a particular area or neighborhood in the future. The arrangement of house types and road layout is a problem requiring detailed neighborhood study. This study should be commenced soon after the publication of this Plan.

Residential areas are delineated by gross density designations only. Assuming that proper standards of development will be enforced, the density indicates the predominant character or house type in an area. The table that follows shows the general relationship between gross density and predominant house type. Within each density category, however, there is the possibility of an infinite number of arrangements of different types of houses. Within the general limits of specified gross density, the detailed solution depends largely on the inclination of the owner and the skill of his designer.

Designation by area density allows flexibility and vitality in neighborhood design. It encourages initiative and imagination, yet it maintains the proper balance between population and intensity of land use not possible under the outdated lot size, setback, and house type methods of control.

PREDOMINANT HOUSE TYPES ASSOCIATED WITH AVERAGE RESIDENTIAL DENSITIES

Predominant House Type[1]	Density Designation	Average Density per Residential Acre		
		Persons	Homes	Rooms
Single Family	Low	Less Than 10	Less Than 3	Less Than 12
" "	Low - Medium	10 - 25	3 - 6	12 - 30
" " & Garden Apts.[2]	Medium	25 - 45	6 - 12	30 - 50
Garden Apts.	Medium High	45 - 70	12 - 20	50 - 80
Apartments	High	70 Plus	20 Plus	80 Plus

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[1] Except in extreme cases, there will be room for many other house types within a certain density area. House types sited are, therefore, not necessarily exclusive in an area.

[2] Garden apartments may include such house types as patio house, maisonette, town house, or row house.

A 9729

Future Allocation of Residential Areas --- Gross Density Districts

Taking into account the slightly higher density that may be expected over the next 20 years, the following table outlines the expected relationships of residential land and population by 1970 and 1980. The decennial differences in percentages allocated to each density district allow for the expected gradual deviation from current density conditions.

RESIDENTIAL LAND-POPULATION RATIO, AMA, 1960,1970 & 1980 AT VARIOUS DENSITIES

	AMA 1960		AMA 1970		AMA 1980	
Area Density Designation	% Total Res. Land[1]	Acres/ 100 Pop.	% Total Res. Land	Acres/ 100 Pop.	% Total Res. Land	Acres/ 100 Pop.
Low	22.8	1.740	21	1.6	20	1.5
Low-Medium	63.2	4.822	62	4.7	60	4.6
Medium	14.	1.068	14	1.1	15	1.1
High-Medium	-	-	3	.2	5	.4
High	-	-	-	-	-	-
TOTAL	100.0%	7.630[2]	100%	7.6	100%	7.6

NOTES: Density characteristics are over-all. Variation within each density district is to be expected. They may be defined at a larger scale either in standard zoning terms or in density zoning terms. In both cases, zoning will necessitate detailed study at "master plan" level of investigation (circa 1"=200').

[1] Based on Population Density Table, Appendix, Page A-7.

[2] See Proportional Use of Land Table, Column 6, Page 30. Total figure only is relevant. Supplementary figures refer to land use, not density.

2. Land-Population Ratio For All Land Uses

In the Land Use Section of this Report, present relationships of land use and population have been studied, and general trends of growth or decline have been noted. Below is a table which summarizes this information, and is the theoretical basis for land allocations in the OUTLINE LAND USE PLAN, AMA, 1980.

LAND-POPULATION RATIOS, ALL USES, AMA, 1960, 1970 & 1980

	AMA 1960		AMA 1970		AMA 1980	
Category	%	Acres/ 100 Pop.	%	Acres/ 100 Pop.	%	Acres/ 100 Pop.
Residential	66.41	7.63	64.8	7.6	63.9	7.6
Commercial	7.41	.85	5.7	.8	5.9	.7
- Local	2.30	.26	1.6	.2	1.7	.2
- Other	5.11	.59	4.1	.6	4.2	.6
Industry	8.54	.98	11.0	1.2	11.7	1.4
Public & Semi-Public	13.10	1.50	12.7	1.5	11.7	1.4
Parks & Recr.	4.52	.51	5.7	.7	6.7	.8
TOTAL Dev. Area	100.00	11.48	100.0	11.8	100.0	11.9

A 9730

The Vacancy Rate

Ideally, one can argue that no land should be vacant within the urban area. Nevertheless, how ever desirable this might appear, it is practically impossible. There will always be a certain residue of land which will be unused for a period of time within the developed area. Bartholomew's[1] statistics show that the vacancy rate averages 47% in small communities, but drops to a 20% average in larger communities. It can be as low as 10%. It seems logical to assume, therefore, that even with legislation and good planning practices, about 20% of the land in Albuquerque will be vacant in 1970, and, hopefully, 10% by 1980. Where this vacant land will be is unknown, for although the community can and should encourage development within its midst, the decision of whether or when to develop is largely a private concern.

Total Area Needs to 1980

To arrive at a realistic over-all figure for area needs in the AMA, the following information must be compiled and equated:

1. Population increment, both probable and maximum (Brasher's Series II & III), adjusted to include only AMA population.
2. Calculated area needs per capita for 1970 & 1980 (11.8 & 11.9 acres/100 population respectively).
3. A vacancy rate to allow for an expected non-developed area within the urban fringe.

SUMMARY OF AMA LAND USE NEEDS, 1960 -1980

Brasher's Series (Adjusted for AMA)	Period	Population Increment	Developed Area Increment	Vacancy Allowance	Total Area Needed
Series III	1960 - 70	164,777	19,117	8,276	27,393
(Maximum)	1970 - 80	211,004	24,898	6,122	31,020
	1960 - 80	375,781	44,015	14,398	58,413
Series II	1960 - 70	117,257	13,602	7,899	21,501
(Probable)	1970 - 80	166,549	19,653	3,849	23,502
	1960 - 80	283,806	33,255	11,748	45,003

The above chart summarizes the maximum and probable land use needs in the AMA to 1980. Maximum figures (Series III) seem far less likely than Series II, the more conservative estimate. Nevertheless, in order to assure adequate coverage, the maximum figures have been assumed for the Plan.

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[1] "Land Use in American Cities", Harland Bartholomew, 1955

A 9731

AREA AVAILABLE IN ACRES, 1960[1]

		AMA	AMA Extended[2]
A.	Subdivided, Undeveloped	7,435	14,646
B.	Master Planned (Excl. "A")	5,836	15,771
C.	Good Agricultural	4,292	4,503
D.	" " (Floodable)	681	681
E.	Other Areas (Floodable)	2,805	2,805
F.	Vacant	48,465	86,175
	TOTAL Buildable	69,514	124,581
G.	Unbuildable	6,145	9,928

Ideally, it may appear desirable to keep good quality farmland in agricultural use. However, much of this good quality land is fragmented by diverse ownerships and urban intrusion. It is thereby so susceptible to conversion to urban uses that it would be unrealistic to exclude most of this land from urban development of some kind.

The floodable areas include land now heavily developed in urban uses. Although it may be unwise to develop in the floodable areas until flood protection is secured, existing investment is so large in these areas as to suggest that some answer to the flood problem must be found in the next decade. To return this land to the river is unthinkable. It is assumed, therefore, that some answer will be found to protect the North Valley and the CBD from inundation in the future. Nevertheless, it may be wise for the community to place some development restriction on this property until flooding is no longer a problem.

By comparing the tables in this Section, it is apparent that even excluding development over floodable areas, as well as areas difficult to develop because of slope (see "G" above), and areas under government control, there is more than an adequate amount in the AMA to accommodate maximum expectations for 1980.

As a general guide to the area needed, there is approximately 18,500 acres of developable land within the present City Limits, and about 58,000 acres within the Loop Expressway. Under expected conditions, therefore (Series II), all development in the next 10 years could take place within the City and still leave more than a 5% vacancy. By 1980, there would still be plenty of open space remaining within the Loop Expressway. Under maximum conditions, however, the developed area will be well beyond the City Limits by 1970, and beyond the Expressway by 1980. Although this latter possibility seems less likely than the former, the Plan should account for all foreseeable exigencies. The Plan Area should, therefore, include areas within the Loop Expressway and those parts of the County adjacent that might possibly be developed. As the Plan Area will encompass maximum expected needs, any development beyond this area should be stringently limited unless need and economy can be proved. Otherwise, Albuquerque and Bernalillo County will be saddled with unnecessarily long lines of communication and utilities, and will suffer from a spoilation of its environs which will be quite unnecessary and prejudicial to the well-being of the area.

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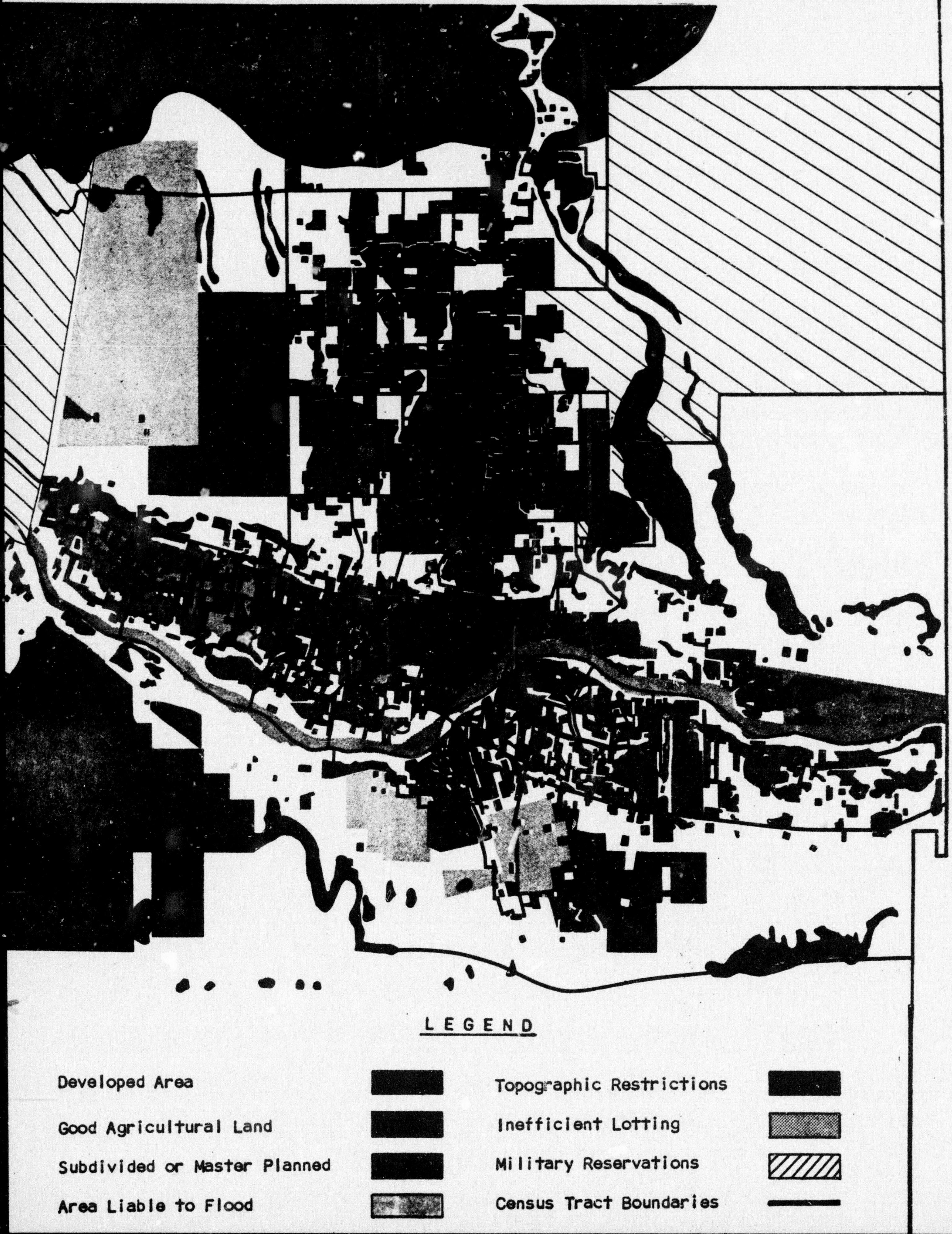
[1] Measurements made by planimeter on 1":4,000' map; approximate only.

[2] Includes 2 mile strip west of proposed Loop Expressway and the area enclosed by the steep slopes east of the City.

A 9732

STATUS OF VACANT LAND


LEGEND
Developed Area ■
Good Agricultural Land ■
Subdivided or Master Planned ■
Area Liable to Flood ▒
Topographic Restrictions ■
Inefficient Lotting ▒
Military Reservations ▨
Census Tract Boundaries —

A 9733

DISTRIBUTION OF LAND USES, 1980

The theoretical method of arriving at the amount of land in each use that will be needed under maximum population conditions has been outlined previously. We now come to the question of the distribution of the land uses. With the central goal of preserving and enhancing the presently developed area, where this is possible and beneficial to the community, the following FACTORS have been considered:

1. An acceptance of the fact that the pressure of population will have the effect of changing conditions in certain areas, and preservation of present conditions would be unrealistic. In other words, a recognition of certain trends to change in some areas that will be accelerated by the influx of new citizens into the community.
2. A realization that every building now existing in Albuquerque will be 20 years older in 1980. Many buildings now in sound condition will have finished their useful life and will be in a dilapidated condition. Others will have been destroyed and replaced by modern buildings.
3. A change in scale in a community brings area change. Substantial dwellings with years of useful life can often be physically moved to a site which becomes more appropriate due to change of area character.

The suggested distribution of land uses has kept these factors in mind. The BASIC PRINCIPLES involved are:

PRESENT DEVELOPED AREA

1. Preservation of sound development.
2. Recognition of area character as it has developed thus far, and a respect for this where the situation will permit it.

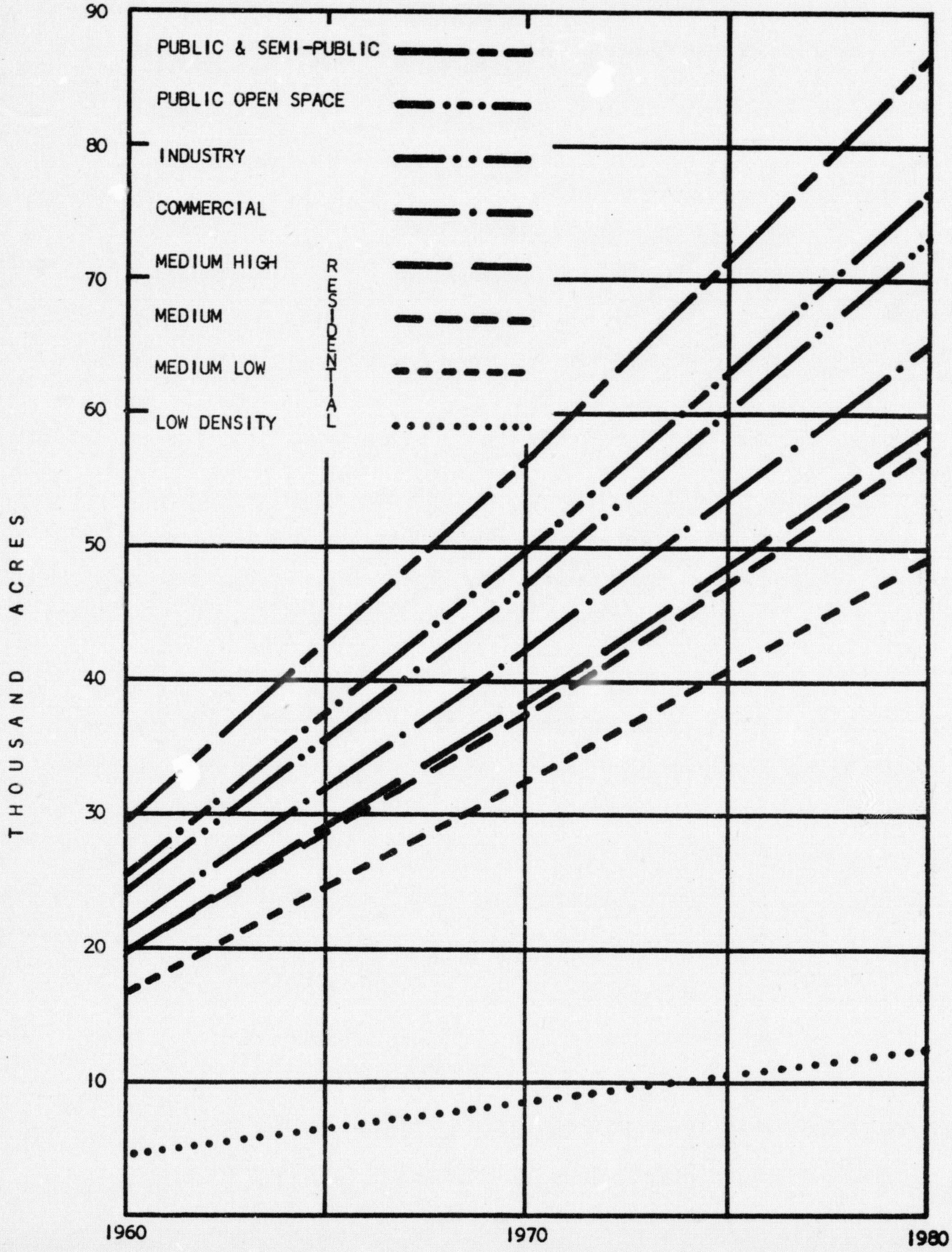
NEW AREAS

1. Where possible, consideration of the owner's wishes through evaluation of current zoning, master plans, or similar documentation.
2. Realization of the impact of the completed freeways and an enhanced arterial pattern.
3. Recognition of current outlying development, and an attempt to tie it in with the rest of the community.

Complete development of the metropolitan area necessitates a population of between 750,000 and 800,000. Such a population is well beyond the highest expected figure for 1980. Some judgment must be exerted to ascertain what areas have the greatest likelihood of development.

CUMULATIVE TOTALS

Land Use Areas by Major Categories, 1960 through 1980



Beyond the aforementioned principles, these also were considered where there appeared to be a choice of sites.

4. Topography, drainage, and availability of utilities and economy of installation.
5. Distance from the presently developed area by road.
6. Ownership pattern. (Single ownership of large areas is more susceptible to quick development than are areas in multiple ownership.)
7. Whether land is partially developed, master planned, subdivided, or raw land at this time is some indication of the imminence of its development.

The above are by no means absolute, but they do give a rational basis for choice where there is more than an adequate supply of vacant, buildable land, as in the case of the AMA.

Because of its general proximity to the developed area, other areas (shown outlined on the Plan) have a potential to develop. Although on the above criteria their potential is not as great as other areas, business acumen may triumph over natural and man-made obstacles, and development may supersede areas which appear better endowed.

THE SCATTERATION PROBLEM

The problem of thinly scattered development over a vast area has been aired in other portions of this Report. This problem is a major one which can drastically affect the area's ability to extend itself economically.

The present Plan assumes maximum conditions over the 20 year period in taking Brasher's Series III population figures as its base. Although it is too short a period as yet to predict a definite trend, if the population increase since the 1960 Census continues[1], Brasher's low series (Series I) will be much nearer the actual in 1980. It is therefore doubly important that applications beyond the suggested fringe of development be most carefully scrutinized, for approval may definitely not be in the interests of the economic health or general welfare of the community. If for some good reason such applications appear to benefit the community, then it must be realized that the Plan must be curtailed in some other area in order to create a new balance of land uses and avoid drastic over-extension of the AMA beyond the most optimistic predictions.

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[1] An extrapolation of the UNM Bureau of Business Research figures for mid-year 1961 gives a population comparable to Brasher's Series I in 1980.

A 9736

EPILOGUE

1. RELATIONSHIP OF THE LAND USE PLAN TO OTHER ELEMENTS OF A COMPREHENSIVE PLAN
2. LONG-RANGE PLANNING IN THE ALBUQUERQUE METROPOLITAN AREA, CURRENT & PROPOSED

RELATIONSHIP OF THE LAND USE PLAN TO OTHER ELEMENTS OF A COMPREHENSIVE PLAN

The goal of city planning is the creation of a vigorous community, satisfying to live and work in, and economical to develop and maintain. To achieve this entails a knowledge of land in relation to the characteristics of the people who use or will use it.

Particularly complex land uses involving many public and private agencies merit individual attention. These include thorofares, public facilities, and utilities. As the growth of a community depends so much on its economic base, this, too, deserves individual scrutiny. But how ever important these elements are in themselves, they are only one of many interdependent land uses. Scientific methods may call for their individual analysis, and their complexity, individual treatment. Ultimately, however, their inter-relationship with all other land uses must be recognized. This inter-relationship is illustrated in the land use plan. Here in outline is every major land use category that makes up the community ----- the comprehensive pattern of the expected use of land. The land use plan, therefore, is the comprehensive plan in miniature.

Those who use the land, the people of the community, can be understood through the disciplines of many professions. In particular, history, sociology, economics, demography, and geography contribute toward a broad knowledge of those for whom we plan. From this knowledge of social values and patterns, certain information is derivable to form the foundation for the design of future land use patterns.

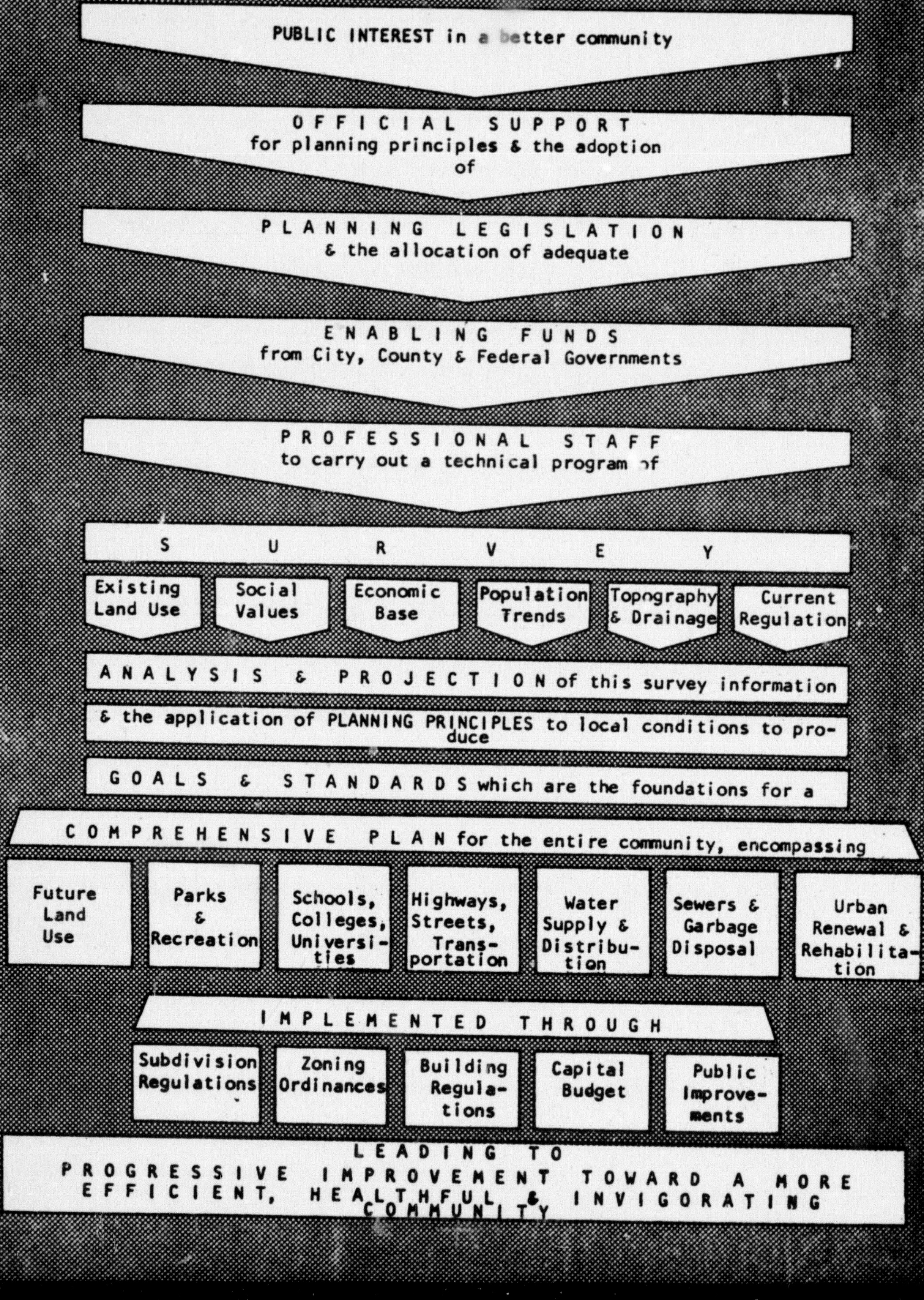
The comprehensive plan, of which the land use plan is a major part, is the climax of the planning process as such, but it is not an end in itself. It is only of academic interest unless it is followed by some means of implementing and detailing it. The procedures are different for public and private development. Public funds must be spent wisely. Moreover, public works should not in their installation, operation or maintenance, disturb the general public unnecessarily. To assure maximum economy and minimum inconvenience, coordinated programming, capital budgeting, and master planning are needed.

As private development is dependent on the desires of many individual entrepreneurs, the above procedures would not be appropriate. Instead, methods of minimizing conflict and maximizing benefit between developers are necessary. These include area master planning and the implementation of subdivision regulations, zoning ordinances, and other legal tools available to the governing bodies. Ideally, the governing bodies, enlightened by the knowledge of the community the land use plan gives, use these regulations as tools to guide the development of the community.

In many communities, the pressure for immediate development has made it necessary to impose regulations prior to the formulation of the land use plan. This can give them an importance beyond their utility. They are not ends in themselves, but merely means to carry out the goals and principles contained in the land use plan. Accordingly, when the plan has been made, the regulations must be adjusted so that they mirror it. Otherwise they may impose an arbitrary pattern on the community which may work against the community's best interests.

It can be seen, therefore, that the land use plan is central to the accomplishing of the orderly development of a community. It represents the synthesis of all land use and population studies. It is the framework for more detailed master plans, and the basis for the application of restrictive ordinances and regulations by the community.

BLUEPRINT FOR COMPREHENSIVE PLANNING



PUBLIC INTEREST in a better community

OFFICIAL SUPPORT for planning principles & the adoption of

PLANNING LEGISLATION & the allocation of adequate

ENABLING FUNDS from City, County & Federal Governments

PROFESSIONAL STAFF to carry out a technical program of

SURVEY

- Existing Land Use
- Social Values
- Economic Base
- Population Trends
- Topography & Drainage
- Current Regulation

ANALYSIS & PROJECTION of this survey information

& the application of PLANNING PRINCIPLES to local conditions to produce

GOALS & STANDARDS which are the foundations for a

COMPREHENSIVE PLAN for the entire community, encompassing

- Future Land Use
- Parks & Recreation
- Schools, Colleges, Universities
- Highways, Streets, Transportation
- Water Supply & Distribution
- Sewers & Garbage Disposal
- Urban Renewal & Rehabilitation

IMPLEMENTED THROUGH

- Subdivision Regulations
- Zoning Ordinances
- Building Regulations
- Capital Budget
- Public Improvements

LEADING TO

PROGRESSIVE IMPROVEMENT TOWARD A MORE EFFICIENT, HEALTHFUL & INVIGORATING COMMUNITY

A 9739

current and proposed

LONG RANGE PLANNING

Although the Land Use Plan produced through this project is the first such for this community, less comprehensive aspects of a community plan have been outlined during the last few years. These include the Thorofare Plan and the Water and Sewer Master Plans. Plans for public schools have also been kept up-to-date.

OTHER LONG-TERM PLANS NOW IN PREPARATION

At this time, there are several long-term projects underway. A Master Plan for Sewers, undertaken by W. F. Turney & Associates, will be completed this fall. A Master Plan for Water, prepared by Gordon Herkenhoff & Associates, will be completed at about the same time. Harland Bartholomew & Associates, with the assistance of Jose Luis Yguado & Associates, is to prepare a zoning ordinance for Bernalillo County and review the City's zoning ordinance. Concurrently, these firms are preparing a Comprehensive Parks & Recreation Plan. Both projects should be complete in early 1963.

The initial work to set up a 3-year Transportation Study & Plan was started last year. Recently, Wilbur Smith & Associates has been retained to undertake this project which should be commenced this summer. At the same time, the Planning Department expects to begin a program which will extend the work of this project to 1985. Present land use analysis will be augmented by more detailed studies, and the survey information will be compiled in a form suitable for automatic data processing.

A 9740

OTHER ELEMENTS OF A COMPREHENSIVE PLAN

WHAT OTHER ASPECTS OF A COMPREHENSIVE PLAN ARE NEEDED?

District Master Plans

This current project is outline by nature. Scaled to 1":4,000', the Plan seeks only to give a general framework for more detailed studies. Such should include designs by districts, using 1":200' as the scale for analysis and plan.

Subdivision Regulations

County zoning and a City zoning review already are in progress, but subdivision regulations are no less important an aid to orderly development than zoning. A study and up-dating of the community's subdivision regulations is needed at this time. Subdivision control, especially in the mountain area, is presently rudimentary. The idea, as expressed in this report, to include some control of the third dimension in order to increase flexibility, stability, and amenity in a subdivision needs thorough examination.

Mountain Area Water & Sewer Study

In recent years, there has been much concern regarding lot size and subdivision in the Sandia and Manzano Mountains. Areas with geology such as is found here are prone to water scarcity and sewage disposal problems. In order to safeguard the community's mountain asset, an engineering study is needed that will depict accurately the natural limitations of water supply and sewage disposal. With this information as a basis, rational subdivision regulations can be devised for the area.

Capital Improvement & Phasing Programs

Normally, a community should invest in basic improvements to its physical plant over a long period of time, ahead of community growth and population increase. In many cases, unusually rapid growth results in improvements lagging behind actual needs. When this happens, there is a great danger that the community may be panicked or pressured into attempting a piecemeal approach to catch up with improvements. Difficulties, both organizational and financial, usually result.

The preparation of a capital improvements program as part of a comprehensive plan will give the community a clear picture of its future capital requirements, the project costs, the method of financing, and the ability of the community to pay for these projects comfortably over a period of years. In conjunction with such a program, a schedule of priority and phasing of public improvements is a necessary corollary.

Detailed Comprehensive Studies & Research

Our civilization has been very rapidly evolving during the past 50 years, and there is every reason to suppose this trend will continue in the future. Ideas about housing, transportation, marketing, education, military strategy, automation, administration, and financing are continually developing, affecting our standard and mode of living, as well as the shape of our cities. Unless the planner is encouraged to make continuous research into these innovations, he will not be properly prepared to help the community face the challenge of change that these ideas bring.

Land Use Plan Revision

At one time it was thought that the answer to the difficulties of providing a long-term community plan was to create a rigid over-all master plan stating what the community would look like over a period of time. Such an approach has been proved both unrealistic and impractical. In this fast-changing world, the future shape of a community cannot be precisely drawn. The community can only be ready for the future on the basis of the information available.

Granted the information gathered together for this project is quite extensive, in order that the Plan may be checked and kept up-to-date, review is necessary from time to time. Usually a period of 5 years between reviews is believed to give the best service to the community. Such a period is long enough to observe whether trends and assumptions are developing as expected, yet not so long that the Plan becomes outdated.

Urban Renewal

The Miriam-Webster dictionary defines "renew" as "to make new again, to restore to freshness and vigor, to gain again as new, to regenerate, to re-establish, rebuild, revive, to recommence, to resume, to replace, to restore to fullness". In this, the widest sense of the word, a healthy urban area constantly renews itself as it adjusts to changes that time brings. Even painting a house or mowing a lawn, the repair of a street or a water main "makes new again". Maintenance, both public and private, is a form of urban renewal.

However, if housekeeping is continually neglected, or area changes are drastic, something beyond ordinary adjustment to change and wear and tear is needed. Years of neglect cannot be put right with a spring cleaning. Moreover, planning research points out this pertinent fact: as a city enlarges, the functions, especially of its inner areas, change. Often the existing buildings become inappropriate for the new function called for by the change in scale of the city. In the same way, the subdivision and road pattern may be equally ill-matched. In areas where this is occurring or has occurred, it behooves the community to help and encourage the owners in the area to make the area over again and bring it back to a functioning unit. Malfunctioning of an area is costly, both socially and in tax loss.

If the governing body foreswears its responsibility, degeneration can continue and spread at an alarming rate. Although every blighted area will have its share of conscientious owners with proven business acumen, it is almost inevitable that it also will have a number of absentee and non-progressive owners, as well as important parcels of land, the redevelopment of which is tied by trusts. Wholly private ventures in renewal, therefore, rarely can be successful. Wholehearted cooperation between government and landowner usually is needed.

The land use survey shows those areas now in transition. The Plan suggests in general terms the direction for productive redevelopment. This, however, in itself is not enough. Master plans of the areas must be made, based on detailed survey. These must be translated into reality through a workable program in which all interested parties participate.

Tax Reform

Throughout this Report there is evidence that the present methods of taxation tend to hamper logical growth and to increase urban sprawl to the detriment of the community. Taxation lies more heavily on the developer and user than the non-developer and non-user of land. Although the technicalities of this subject are beyond the planning sphere, lack of a realistic taxation policy impinges heavily upon rational community development, and is, therefore, the planner's legitimate concern.

APPENDICES

A. CENSUS TRACT MAP, 1960, ALBUQUERQUE AREA

B. STATISTICS BY CENSUS TRACT, ALBUQUERQUE S. M. S. A. (BERNALILLO COUNTY)

C. AVERAGE DENSITY STUDY: THE EFFECT OF STANDARDS ON DENSITY

D. TRAILER COURT INVENTORY BY CENSUS TRACT, 1960

E. EXCERPTS: 1961 REPORT TO THE COMMISSION ON CIVIL RIGHTS

F. LAND USE CATEGORIES & COLOR CODE

G. EXCERPTS: N. M. P-2 (THE SCOPE OF WORK)

H. CURRENT LONG-RANGE PLANNING PROJECTS, ALBUQUERQUE AREA

I. TENTATIVE PROGRAM OF IMMINENT & PROPOSED LONG-RANGE PLANNING PROJECTS

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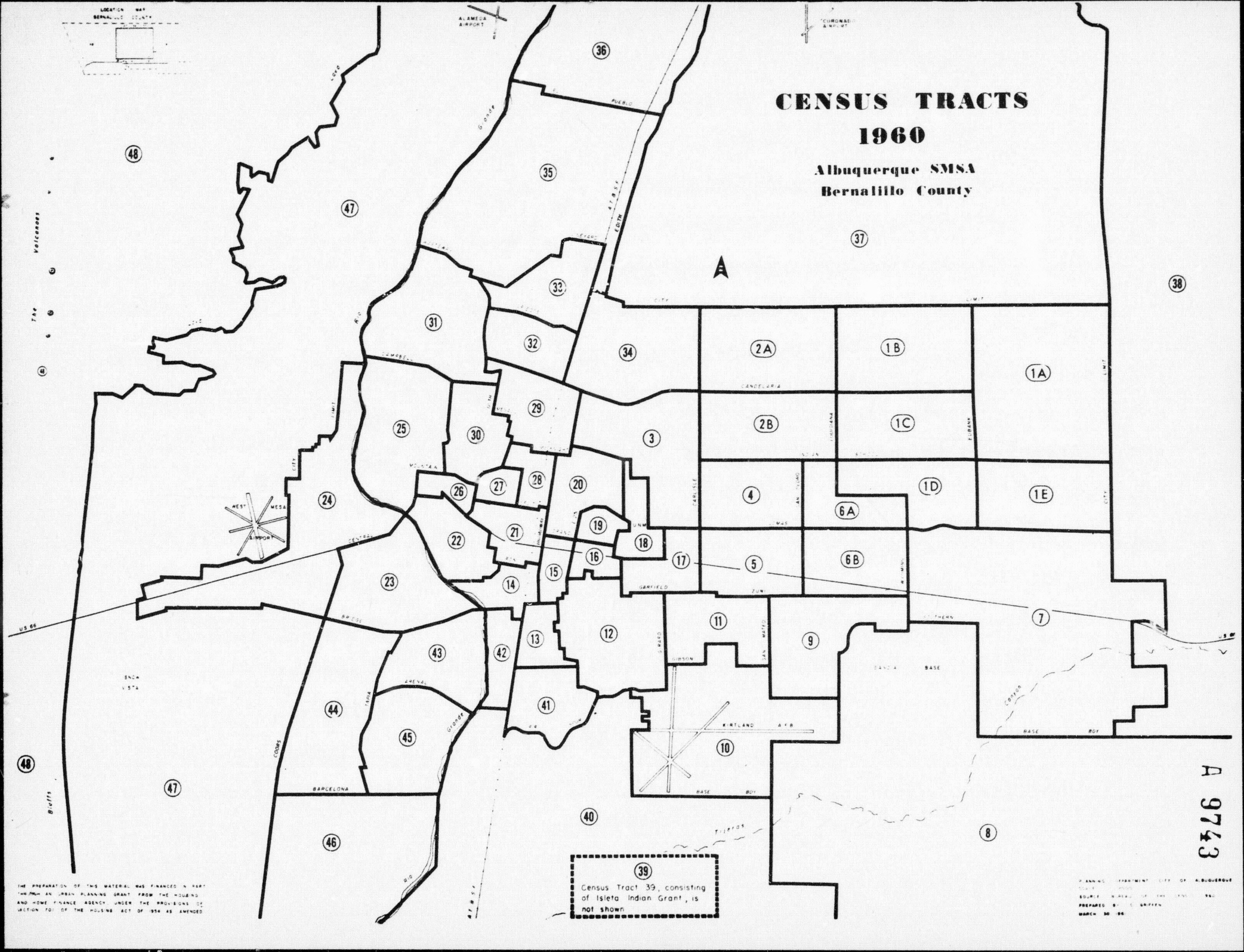
Bernalillo County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Canyon
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SNOW VISTA

Census Tract 39, consisting of Isleta Indian Grant, is not shown

THE PREPARATION OF THIS MATERIAL WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED

PLANNING DEPARTMENT CITY OF ALBUQUERQUE
SCALE [illegible]
SOURCE BUREAU OF THE CENSUS 1960
PREPARED BY E. GRIFFEN
MARCH 30 196

A 9743

APPENDIX B

A 9744

STATISTICS BY CENSUS TRACT, ALBUQUERQUE SMSA (BERNALILLO COUNTY)

(Source: 1960 Census Tract Data, U.S. Bureau of the Census)

1960 Census Tract	Total Population	Population by Age Groups: Pre-School (Under 5)	Population by Age Groups: School (5-19)	Population by Age Groups: Working (20-64)	Population by Age Groups: Retired (64 & Over)	Housing Units: Owner-Occupied	Housing Units: Renter-Occupied	Condition of Housing Units: Deteriorating & Dilapidated
1-A	8,171	1,457	2,715	3,915	84	1,810	127	2
1-B	3,257	532	1,094	1,588	43	720	73	1
1-C	10,937	1,545	3,668	5,453	271	2,441	312	14
1-D	7,018	1,215	2,296	3,423	84	1,532	183	-
1-E	8,083	1,737	2,309	3,964	73	1,784	173	4
2-A	13,219	2,206	4,453	6,353	207	2,927	190	44
2-B	8,830	1,401	2,617	4,551	261	2,011	374	8
3	6,203	627	1,737	3,476	363	1,605	222	15
4	8,938	1,002	2,600	4,899	437	2,154	477	37
5	7,238	580	1,659	4,400	599	1,645	923	30
6-A	3,624	472	1,244	1,826	82	862	50	12
6-B	7,185	1,058	1,858	3,994	275	1,233	1,069	338
7*	10	-	4	6	-	-	-	-
7	3,907	771	900	2,155	81	994	144	14
8*	6,626	1,034	1,913	3,648	31	6	1,234	-
8	246	39	86	120	1	-	60	-
9*	288	24	11	200	53	3	27	16
9	10,061	1,519	2,734	5,547	261	1,716	1,264	213
10*	2,145	153	625	1,360	7	1	257	-
10	1,198	264	369	559	6	1	275	1
11	8,896	943	2,281	5,174	498	2,042	823	187
12	4,392	801	1,192	2,272	127	845	379	80
13	5,656	951	1,936	2,491	278	748	609	696
14	5,622	834	1,812	2,588	388	698	820	1,096
15	4,298	523	1,004	2,277	494	524	910	206
16	3,024	237	428	2,051	308	328	973	56
17	5,549	452	1,051	3,367	679	1,253	895	58
18	1,304	22	623	647	12	43	34	1
19	1,251	45	219	817	170	271	163	5
20	3,383	520	1,130	1,489	244	421	429	440
21	3,785	269	751	2,201	564	405	1,186	426
22	3,386	301	664	2,024	397	583	734	20
23*	6,704	1,098	2,247	3,025	334	1,093	597	582
23	663	88	203	340	32	128	67	81
24	7,624	1,258	2,339	3,801	226	1,498	489	253

25*	576	103	201	249	23	113	19	70
25	4,528	670	1,543	2,089	226	843	301	326
26	2,415	315	724	1,201	175	396	327	413
27	4,779	595	1,252	2,474	458	794	689	394
28	1,225	167	315	630	113	153	223	110
29	5,995	830	1,748	3,027	390	1,142	621	257
30	1,691	236	634	722	99	275	103	207
31*	70	8	21	33	8	13	7	14
31	2,854	383	893	1,407	171	621	152	54
32	5,846	885	1,696	2,920	345	1,083	549	344
33*	4,801	618	1,508	2,436	239	1,041	298	98
34*	660	97	285	265	13	78	54	34
34	104	12	33	55	4	21	5	8
35*	7,262	926	2,311	3,654	371	1,543	407	423
35**	3	-	-	-	-	-	-	-
36*	3,337	520	1,079	1,565	173	654	198	296
37*	1,429	242	467	672	48	264	70	85
38*	2,929	412	1,022	1,363	132	587	156	395
39*	756	117	266	329	44	168	9	6
40*	1,793	312	576	861	44	285	140	86
41*	1,734	327	667	678	62	235	128	143
42*	1,870	333	730	730	77	213	171	364
43*	5,429	782	1,704	2,616	327	948	526	392
44*	4,081	694	1,430	1,793	164	717	225	254
45*	6,067	1,076	2,110	2,591	290	1,044	360	129
46*	5,478	829	1,846	2,535	268	1,072	277	231
47*	1,027	145	318	528	36	194	71	105
48*	739	142	247	336	14	84	40	26
TOTALS	262,199	37,754	78,398	133,760	12,284	48,906	22,663	10,200

*Bernalillo County
**No data available to indicate the age groups of the 3 persons in this census tract.

NOTE: Census Tract 39 (Isleta Indian Reservation) is not shown on the Census Tract Map.

A 9745

A 9746

ROOMS, DWELLINGS, RESIDENTIAL LAND PER 100 PERSONS BY CENSUS TRACT

Census Tract	Population	Res. Acres	Acres/ 100	Total Occupied Dwellings	Dwellings/ 100	Rooms	Rooms/100
1-A	8,171	559	6.8	1,937	23.6	12,182	148.5
1-B	3,257	333	10.1	793	24.0	4,878	147.8
1-C	10,937	810	7.3	2,753	24.8	15,996	144.1
1-D	7,018	463	6.6	1,715	24.5	10,070	143.9
1-E	8,083	462	5.7	1,957	24.2	11,336	140.0
2-A	13,219	856	6.5	3,117	23.6	19,085	144.6
2-B	8,830	568	6.5	2,385	27.1	12,341	140.2
3	6,203	631	10.2	1,827	29.5	10,614	171.2
4	8,938	766	8.6	2,631	29.6	14,226	159.8
5	7,238	469	6.5	2,568	35.7	13,041	181.1
6-A	3,624	310	8.6	912	25.3	5,757	159.9
6-B	7,185	364	5.1	2,302	32.0	10,177	141.3
7	3,917	290	7.4	1,141	29.2	5,056	129.6
8	6,872	515	7.5	1,300	18.8	6,582	95.4
9	10,349	580	5.6	3,010	28.9	14,371	138.2
10	3,343	198	6.0	534	16.2	1,531	46.4
11	8,896	720	8.1	2,865	32.2	15,551	174.7
12	4,392	244	5.5	1,224	27.8	4,498	102.2
13	5,656	200	3.5	1,357	23.8	5,303	93.0
14	5,622	179	3.2	1,518	27.1	5,822	104.0
15	4,298	194	4.5	1,434	33.3	5,928	137.9
16	3,024	142	4.7	1,301	43.4	5,244	174.8
17	5,549	386	6.9	2,148	38.4	10,662	190.4
18	1,304	36	2.8	77	5.9	8,621	66.3
19	1,251	111	8.5	434	33.4	2,460	189.2
20	3,383	122	3.6	850	25.0	3,178	93.5
21	3,785	152	4.0	1,591	41.9	5,327	140.2
22	3,386	210	6.2	1,317	38.7	6,267	184.3
23	7,367	700	9.5	1,885	25.5	8,015	108.3
24	7,624	663	8.7	1,987	26.1	8,523	112.1
25	5,104	385	7.5	1,276	25.0	4,936	96.8
26	2,415	96	4.0	723	30.1	2,928	122.0
27	4,779	256	5.3	1,483	30.9	6,816	142.0
28	1,225	66	5.5	376	31.3	1,729	144.1
29	5,995	537	9.0	1,763	29.4	7,938	132.3
30	1,691	112	6.6	378	22.2	1,813	106.6
31	2,924	332	11.4	793	27.3	3,718	128.2
32	5,846	487	8.4	1,632	28.1	7,612	131.2
33	4,801	481	10.0	1,339	27.9	6,309	131.4
34	764	76	9.5	158	19.8	755	94.4
35	7,265	853	11.7	1,950	26.7	9,754	133.6
36	3,337	561	17.0	852	25.8	3,923	118.9
37	1,429	185	13.2	334	23.9	1,485	106.1
38	2,929	372	12.8	743	25.6	3,691	127.3
39	756	103	12.9	177	22.1	684	85.5
40	1,793	669	37.2	425	23.6	1,945	108.1
41	1,734	73	4.3	363	21.4	1,423	83.7
42	1,870	37	2.1	384	21.3	1,460	81.1
43	5,429	510	9.4	1,474	27.3	6,730	124.6
44	4,081	413	10.1	942	23.0	4,254	103.8
45	6,067	572	9.4	1,404	23.0	5,972	97.9
46	5,478	782	14.2	1,349	24.5	6,489	118.0
47	1,027	405	40.5	265	26.5	1,322	132.2
48	739	19	2.6	124	16.8	392	53.0

Sources: U.S. Bureau of the Census, 1960 & City Planning Dept. Survey, 1960

A 9747

POPULATION & DENSITY PER RESIDENTIAL ACRE BY CENSUS TRACT

Census Tract	Residential Acres	Rooms/Acre	Homes/Acre	Persons/Acre
1-A	559	21.8	3.6	14.6
1-B	333	14.6	2.5	9.8
1-C	810	19.7	3.5	13.5
1-D	463	21.7	3.8	15.2
1-E	462	24.5	4.4	17.5
2-A	856	22.3	3.7	15.4
2-B	568	21.7	4.3	15.5
3	631	16.8	3.0	9.8
4	766	18.6	3.5	11.7
5	469	28.0	5.7	15.4
6-A	310	18.6	3.1	11.7
6-B	364	28.0	7.2	19.7
7	290	17.4	4.1	13.5
8	515	12.8	2.7	13.3
9	580	24.8	5.6	17.8
10	198	77.3	2.7	16.9
11	720	21.6	4.2	12.4
12	244	18.4	5.2	18.0
13	200	26.5	7.0	28.3
14	179	32.5	8.9	31.4
15	194	30.6	7.9	22.2
16	142	36.9	9.7	21.3
17	386	27.6	5.7	14.4
18	36	239.5	2.2	36.2
19	111	22.2	4.1	11.3
20	122	26.0	7.2	27.7
21	152	35.0	11.2	24.9
22	210	29.8	6.8	16.1
23	700	11.4	2.8	10.5
24	663	12.9	3.1	11.5
25	385	12.8	3.4	13.3
26	96	30.0	7.8	25.2
27	256	26.6	6.2	18.7
28	66	26.2	6.7	18.6
29	537	14.8	3.6	11.2
30	112	16.2	3.5	15.1
31	332	11.2	2.4	8.8
32	487	15.6	3.5	12.0
33	481	13.1	2.8	10.0
34	76	9.9	2.1	10.0
35	853	11.4	2.4	8.5
36	561	7.0	1.6	5.9
37	185	8.0	1.8	7.7
38	372	9.9	2.2	7.9
39	103	6.6	1.7	7.3
40	669	2.9	.7	2.7
41	73	19.5	5.0	23.8
42	37	39.5	10.5	50.5
43	510	13.2	3.0	10.6
44	413	10.3	2.3	9.9
45	572	10.4	2.5	10.6
46	782	8.3	1.8	7.0
47	405	3.3	.7	2.5
48	19	20.6	6.5	38.9
AVERAGE		24.2	4.3	15.8

A 9748

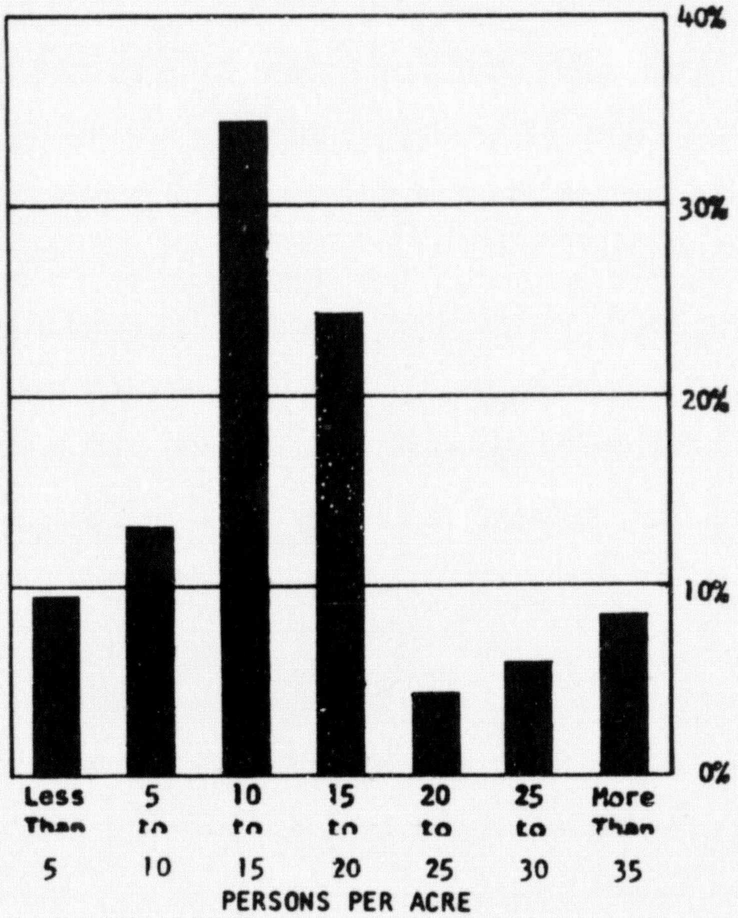
PERCENTAGE OF AREA IN MULTI-FAMILY USE, DWELLINGS RENTED & ASSUMED HOUSES RENTED BY CENSUS TRACT

Census Tract	% Multi-Family	% Renting	% Houses Rented
1-A	.5	6.6	6.1
1-B	-	9.2	9.2
1-C	.5	11.3	10.8
1-D	1.5	10.7	9.2
1-E	-	8.8	8.8
2-A	-	6.1	16.1
2-B	.9	15.7	14.8
3	5.9	12.2	6.3
4	3.4	18.1	14.7
5	18.8	35.9	17.1
6-A	2.9	5.5	2.6
6-B	27.7	46.4	18.7
7	11.7	12.7	1.0
8	Information Unavailable at This Time (Sandia Base)		
9	15.7	42.9	27.2
10	Information Unavailable at This Time (Kirtland AFB)		
11	8.6	28.7	20.1
12	7.4	31.0	23.6
13	5.0	44.9	39.9
14	6.1	54.0	47.9
15	26.8	63.5	36.7
16	41.5	74.8	33.3
17	7.8	41.7	33.9
18	Information Unavailable at This Time (U.N.M.)		
19	17.1	37.6	20.5
20	10.0	50.5	40.5
21	25.0	74.5	49.5
22	14.8	55.7	40.9
23	3.4	35.2	31.8
24	1.4	24.6	23.2
25	3.9	25.1	21.2
26	17.7	45.2	27.5
27	2.7	46.5	43.8
28	4.5	59.3	54.8
29	1.3	35.2	33.9
30	4.5	27.2	22.7
31	2.7	20.1	17.4
32	3.3	33.6	30.3
33	3.3	22.3	19.0
34	-	37.3	37.3
35	1.6	20.9	19.3
36	-	23.2	23.2
37	-	21.0	21.0
38	-	21.0	21.0
39	-	5.1	5.1
40	-	32.9	32.9
41	-	35.3	35.3
42	-	44.5	44.5
43	1.6	35.7	34.1
44	-	23.9	23.9
45	1.7	25.6	23.9
46	.8	20.5	19.7
47	-	26.8	26.8
48	-	32.3	32.3

Source: U.S. Bureau of the Census, 1960

AMA POPULATION PERCENTAGE AT VARIOUS GROSS RESIDENTIAL DENSITIES BY CENSUS TRACT

Less Than 5 P.P.A. = 24,000 = 9.6%
5-10 P.P.A. = 33,000 = 13.2
10-15 P.P.A. = 86,000 = 34.4
15-20 P.P.A. = 62,000 = 24.8
20-25 P.P.A. = 10,000 = 4.0
25-30 P.P.A. = 15,000 = 6.0
30-35 P.P.A. = 17,000 = 6.8
More Than 35 P.P.A. = 3,000 = 1.2



PERCENTAGE OF POPULATION
LIVING AT A PARTICULAR
DENSITY, AMA, 1960

COMMENTS: The largest part of the population (about 1/3) lives at densities between 10 - 15 persons per acre. The next largest (about 1/4) at 15 - 20 persons per acre. Therefore, 50% of the total population lives between 10 - 20 persons per acre. Of the remainder, more than one-half lives at a lower density. In fact, 1 in every 10 AMA residents lives at a density below 5 persons per acre, whereas only 1 in 100 lives at a density above 35 persons per acre.

Source: U.S. Bureau of the Census & Local Surveys, 1960.

APPENDIX C

AVERAGE DENSITY STUDY

THE EFFECT OF STANDARDS ON AVERAGE DENSITY

The imposition of standards by a community through fashion, habit, or ordinance is usually for health or aesthetic reasons. However, these standards have a very definite effect on the shape, size, and density of that community. The examples below indicate this.

Example 1: Current tract development is often on a lot of 100 ft. depth with a 60 ft. frontage.

Average Lot = 60' x 100'
1/2 Residential Street = 25'
60' x 125' = 7,500 Sq. Ft. /Family

100 Persons @ 3.8 Persons per Family = 26.3 Families
Hence 100 Persons Need 7,500' x 26.3 = 197,250 Sq. Ft. or 4.53 Acs
Net Residential Density (Lots & Local Streets) = 22.08 Persons/Ac
" Neighborhood " (Res. & Sts. = 85%) = 18.8 " "
Gross City Density (Res. = 66% Coverage) = 14.6 " "

Example 2: There is a trend toward a larger frontage, 70 ft. is now not unusual. In addition to lengthening roads and utilities by 10 ft. per lot, it has the following effect on density.

Lot = 70' x 110'
1/2 Residential Street = 25'
70' x 125' = 8,750 Sq.Ft. /Family

100 Persons @ 3.8 Persons per Family = 26.3 Families
Hence 100 Persons Need 8,750' x 26.3 = 230,125 Sq. Ft. or 5.28 Acs
Net Residential Density = 18.9 Persons/Acre
" Neighborhood " = 16.1 " "
Gross City Density = 12.5 " "

Example 3: In the County, the District Health Office generally will not permit subdivision into lots below 1/2 acre in size. This is to help avoid overcrowding people, water wells, and septic tanks. It has the following effect on density of development.

1/2 Acre = 21,780 Sq. Ft.
Average 1/2 Street Width (100 Ft. Frontage) = 3,000'
Total per Family 24,780 Sq. Ft.

100 Persons @ 3.8 Persons per Family = 26.3 Families
Hence 100 Persons Need 24,780' x 26.3 = 651,714 Sq. Ft. or 14.96 Acs
Net Residential Density = 6.68 Persons/Acre
" Neighborhood " (90% Res. & Sts.) = 6.01 " "

Example 4: Albuquerque is made up of these and other size lots. The average densities for the AMA (based on land use and average family size of 3.8) give the following.

Net Residential Density = 13.19 Persons/Acre
Gross Neighborhood Density = 11.13 " " (85% Residential)
" Metropolitan " = 8.69 " " (66% ")

SUMMARY OF DENSITY IN PERSONS/ACRE UNDER VARIOUS CONDITIONS

	60' x 100' Lot	70' x 100' Lot	½ Acre Lot	AMA
Net Residential Density	22.1	18.9	6.7	13.2
Gross Neighborhood Density	18.8	16.1	6.0	11.1
" Metropolitan "	14.6	12.5	-	8.7

APPENDIX D

INVENTORY OF TRAILER COURTS BY CENSUS TRACT, BERNALILLO COUNTY

Census Tract	No. of Courts	No. of Trailers	Trailer Acreage	No. of Persons	Persons per Acre[1]
1-C	1	6	.5 Ac.	17	34
2-B	2	52	4.4	151	"
5	1	31	2.7	90	33
6-A	1	17	1.5	49	"
6-B	14	283	24.2	821	34
7	17	393	33.6	1,140	"
9	6	129	11.0	374	"
12	1	48	4.1	139	"
23	2	17	1.5	49	33
24	6	62	5.3	180	34
25	4	99	8.5	287	"
26	1	32	2.7	93	"
29	4	61	5.2	177	"
31	3	"	5.2	"	"
33	"	69	5.9	200	"
35	8	142	12.1	412	"
36	1	14	1.2	41	"
38	2	16	1.4	46	33
43	"	26	2.2	75	34
45	1	10	.9	29	32
47	2	9	.8	26	"
TOTAL - SMSA	82	1,577	134.9	4,573	34
" - AMA	78	1,552	132.7	4,501	34

---

[1] Based on the national average of persons per trailer (see Page 79).

A 9752

APPENDIX E

MINORITY GROUPS

A. EXCERPTS FROM "1961 REPORT TO THE COMMISSION ON CIVIL RIGHTS FROM THE STATE ADVISORY COMMITTEE"

POPULATION STATISTICS BY RACE FOR 1950 & 1960 AS SHOWN IN THE ADVANCE REPORT FOR NEW MEXICO FOR THE 1960 CENSUS OF POPULATION

	1950	1960	% Increase
Total	681,187	951,023	39.6
White	630,211	875,763	39.0
Non-White	50,976	75,260	47.6
Negro	8,408	17,063	102.9
Indian	41,901	56,255	34.3
Japanese	251	930	270.5
Chinese	166	362	118.1
Filipino	*	192	-
All Other	250	458	-

*Not Available

"HOUSING

"In New Mexico, the three significant minority groups are the Spanish, the Indians, and the Negroes. Of the three, the Spanish are by far the largest group, and in some areas of the State, expecially northern New Mexico, they are in the majority. Since the Spanish have been in New Mexico for such a long time, they experience little or no trouble with respect to housing in most parts of the State. The only exception to this is in the areas which border on southeastern (western intended - Ed.) Texas........

"In the rest of New Mexico, the Committee's investigation shows that the people of Spanish or Mexican descent may live in any area that they can afford........

"The next significant minority group is the Indian........

"In Albuquerque an Indian with money can live wherever he desires........

"On the whole, the Indian's problem, as far as housing is concerned, is probably economic rather than social, and is further complicated by the fact that Indians for the most part have not successfully acculturated to American society and therefore feel more at home in their tradional communities........

"The third significant minority group is the Negro. Unfortunately, the Committee has no data to supplement its last report on Negro housing in the southern area of the State........

"The City of Albuquerque is by far the largest population center in the State. The 1960 census shows Albuquerque's population to be 201,000, and that of the metropolitan area to be approximately 250,000. Albuquerque's population doubled in the 1950's, and this, of course, created a severe housing problem which was met largely by the handful of developers who built thousands of low- and middle-priced houses in large additions. For the most part, Negroes were excluded from these additions. A Negro who would attempt to purchase housing in one of these additions normally would be discouraged by the seller by being told that he would not be happy in an all-white community. If the Negro still persisted, he would be excluded, not openly on the basis of his color, but by a double-standard method of financing. Thus, a financially qualified Negro would encounter restrictions more stringent than those imposed on white people.

"There are some Negroes spotted through otherwise all-white neighborhoods in Albuquerque. These Negroes represent professional people and officers stationed at the various military bases surrounding Albuquerque. This study shows that once these families were in, there was no active resentment to them and more significantly that real estate values did not fall on account of their presence.....

"In the 1961 New Mexico Legislature a bill was introduced aimed at prohibiting discrimination against persons on the basis of race, creed, or color in the sale or rental of houses. The bill would have set up a fair housing commission with power to subpoena witnesses and hold hearings upon the verified complaint of individuals who felt they were being discriminated against. If, after hearing, discrimination was found, the commission would have had the power to issue cease-and-desist orders. The bill also gave the commission the power "to take other action as necessary". The main weakness in the bill was that there was no penalty provided for those found guilty of violation. The bill was killed when the House adopted a "Do Not Pass" recommendation of its judiciary committee......"

B. SUMMARY OF "NEGRO HOUSING IN ALBUQUERQUE", HOBART L. LA GRONE

I. Negroes in Albuquerque are determined not to buy segregated housing or to be confined to a ghetto pattern of living.

II. Realtors and Home Builders, despite the existence of a racial climate that might assure a successful democratic housing program, refuse to discuss such a program. Realtors who vary from the rigid pattern suffer expulsion from the Realtors' Association, losing the advantage of multiple listings.

III. The only immediate solution pending federal legislation or presidential directive, lies in state and/or municipal legislation such as the Metcalf-Baker law of New York State or the Sharkey-Isaacs-Brown ordinance of New York City. These laws ban racial discrimination in the sale or rental of publicly supported housing. Later legislation in New York City forbids discrimination in privately financed housing. Similar legislation exists in New Jersey and Connecticut. That these laws are constitutional and valid is attested by the fact that realty interests in none of these areas has seen fit to challenge them.

APPENDIX F

A 9756

LAND USE CATEGORIES & COLOR CODE

Prismacolor	1":2,000' Generalized LU Map	1":4,000' Generalized Map	1":8,000' Generalized LU Map
915	Residential, Single-Family	Residential, Single-Family	Residential
918	" , 2 to 4 Family		
943	" , 5 or More Family	" , Multi-Family	
923	Commercial	Commercial	Commercial
936	Industrial	Industrial	Industrial
903	Public & Semi-Public	Public & Semi-Public	Public & Semi-Public
910	Public Open	Public Open	Public Open
912	Agricultural	Agricultural	Agricultural
	Vacant	Vacant	Vacant

Magic Marker	1":200' Detailed LU Map	1":4,000' Land Use Plan	Prismacolor
Yellow	Residential, Single-Family	Residential, Low Density	915
Orange	" , 2 to 4 Family	" , " -Medium Density	942
Brown	" , Multi-Family	" , Medium "	918
Red	Retail	Medium High Density	945
"	Services	Commercial	922
"	Wholesale - Storage	Industrial	931
Black	Manufacturing	Public & Semi-Public	903
Gray	Open Industrial	Public Open (Incl. Agricultural)	910
Blue	Public & Semi-Public	Vacant	
Green	Public Open		
Light Green	Agricultural		

APPENDIX G

A 9755

EXCERPT:

SCOPE OF WORK (Contracted under NM P-2)

These excerpts from Section IV, Appendix No. 1 of the contract concern an Outline Comprehensive Plan for the Albuquerque Metropolitan Area. They include those sections of the Scope of Work covered in this Report.

"E. Preliminary Land Use Report and outline analysis of land use statistics showing types and intensities of uses by census tracts, including statistical tables, graphs, maps and photographs to illustrate area characteristics.

....

"N. Preliminary General Land Use Plan (text, maps and illustrations)

1. Statement of purpose and scope.

....

3. The physical setting and its bearing on the growth of the metropolitan area.
4. Economic factors affecting the present and future land use patterns.
5. Summary of basic data used for estimating future space needs for residential, recreational, commercial, industrial, agricultural and public uses.
6. Tentative projections of land uses to 1970 and 1980.

....

8. Statement on the relationship of the Preliminary General Land Use Plan to other elements of a comprehensive plan."

A 9756

APPENDIX H

CURRENT LONG-RANGE PLANNING PROJECTS, ALBUQUERQUE AREA

SHORT TITLE	MAJOR CONTENT	OFFICIAL DESIGNATION	TO BE EXECUTED BY	PARTICIPATING [illegible]CIES	APPROX. COST	TIME PERIOD*
Outline Comprehensive Plan	1. Base Maps/ Photos 2. Survey & Plan A. Land Use B. Public Facilities C. Thorofares	NM P-2	City Planning Dept.	City, County, Village, St. Planning, HHFA	$38,600	2-61/6-62
Population Survey & Projections	1. Growth 1940-60 2. Projections 1960-80	-	S. J. Brasher	As Above	$12,000	3-61/6-61
Economic Base Study	1. Survey 1940-60 2. Projection 1960-80	-	S. J. Brasher	As Above	Incl. in Above Amount	5-61/5-62
Sanitary Sewer Master Plan	"Ultimate" Master Plan	P-12	W. F. Turney	City, State Planning, HHFA	$39,050	10-61/7-62
Storm Sewer Master Plan	"Ultimate" Master Plan	P-12	Gordon Herkenhoff	As Above	$60,000	10-61/3-63
Water Master Plan	"Ultimate" Master Plan	P-12	Gordon Herkenhoff	As Above		10-61/3-63
Coordinated Zoning Regulation Study	1. County Zoning 2. City Zoning Review	P-15	Bartholomew & Yguado	City, County, Village, St. Planning, HHFA	$49,000	2-62/2-63
Metropolitan Parks & Recreation Study	Survey & Plan for a Metropolitan Parks System	P-15	Bartholomew & Yguado	As Above	Incl. in Above Amount	2-62/2-63

*Actual, Scheduled or Suggested

APPENDIX I

TENTATIVE PROGRAM OF IMMINENT & PROPOSED LONG-RANGE PLANNING PROJECTS

SHORT TITLE	MAJOR CONTENT	TO BE EXECUTED BY	PROBABLE PARTICIPATING AGENCIES	ESTIMATED COST	STARTING DATE	CONTRACT PERIOD
Transportation Survey & Plan	Detailed Survey, Analysis & Plan to 1985	Wilbur Smith & Associates	City, County, St. Highway Dept., Bur. of Public Roads	$409,000	June, 1962	3 Years
Land Use Plan to 1985	Up-Date P-2 to 1985. Data Compilation for A.D.P.	City Planning Department	City, County, State Planning Ofc. H.H.F.A.	$ 30,000	July, 1962	1 Year
Subdivision Regulations	Review & Revise Current Regulations & Procedures	City Planning Department or Consultant	As Above	$ 25,000	March, 1963	1 Year
Mountain Water & Sewer Plan	Detailed Survey, Analysis & Plan	Consultant Engineer	As Above	$ 35,000	Dec., 1962	1 Year
Community Master Plans	Detailed Survey, Analysis & Plan @ 1": 200' to 1":1,000'	City Planning Department	As Above	$ 37,000	July, 1963	1½ Years
Capital Improvement & Fiscal Plan	1. Phasing 2. Cost Ests. 3. Programming Public Impro.	City Staff Under City Manager	As Above	$ 15,000	Jan., 1963	1 Year
Community Renewal Program	Designation of Areas in Need of Renewal. Phasing Program.	Urban Renewal Agency, City Planning Dept. or Consultant	As Above	$ 30,000	Sept., 1962	1 Year
Urban Renewal Program	Detailed Area Plans of Above	As Above	As Above	Depends on CRP	June, 1963	Depends on CRP

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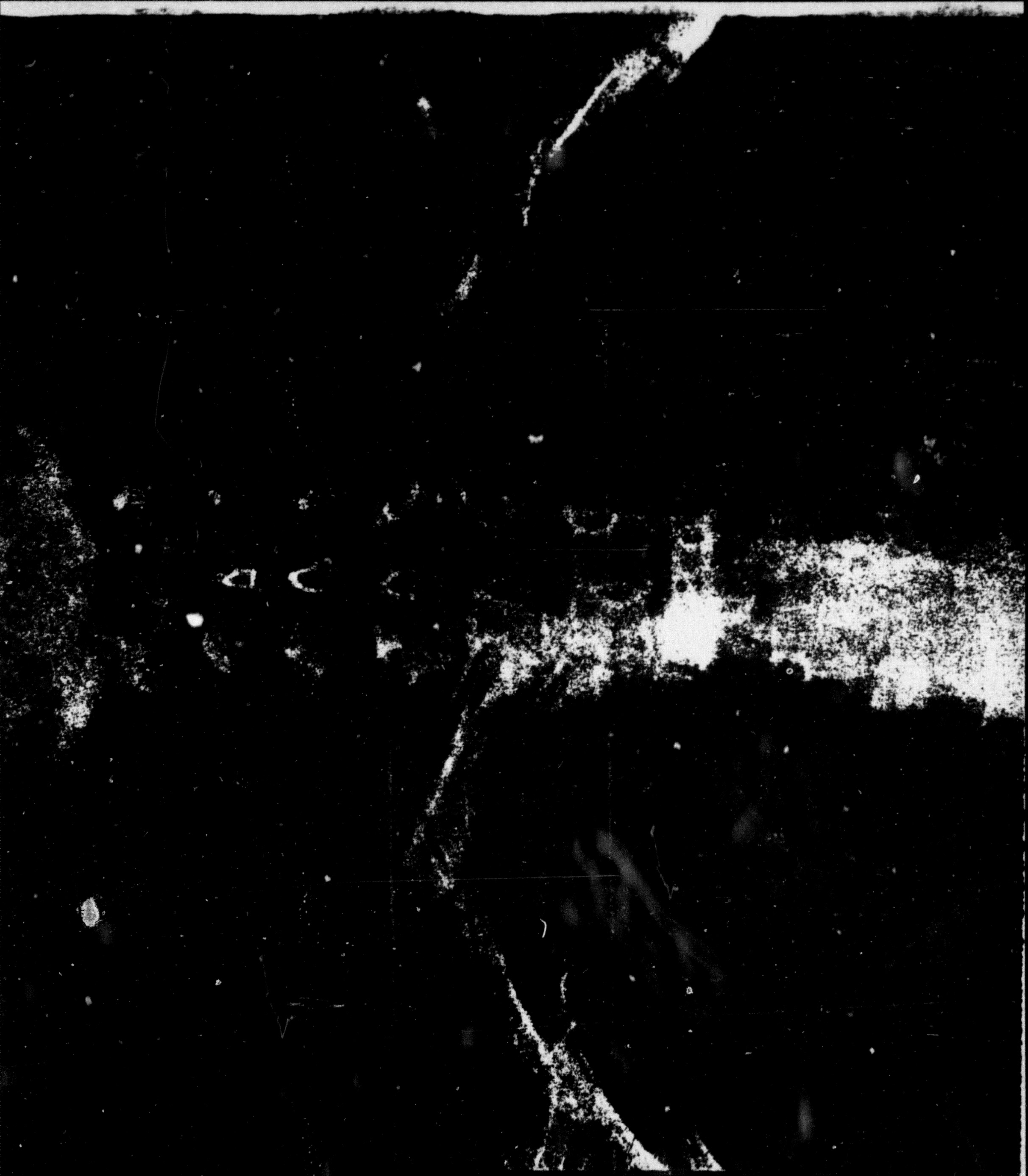
  Census Tracts, Albuquerque, New Mexico, PHC(1)-4
  Housing 1960, Albuquerque, New Mexico, HC(1) No. 33
  Housing 1960, Albuquerque, New Mexico, City Blocks HC(3) No. 258
  Population 1960, New Mexico, PC(1)
  Population 1960, United States, PC(1)
  1960 Census of Housing, New Mexico, HC(A2)-33

NM P-2 COMPANION PUBLICATIONS TO THIS REPORT

Report on the Economic Base & Population Trends to 1980, Stanley J. Brasher
Report on the Historical Background of Albuquerque, N.M., Alan J. Oppenheimer
Public Facilities Outlined, City Planning Department (J. M. Udy & R. T. Meketa)
Thorofare Plan Review, City Planning Department (R. W. Renshaw & R. T. Meketa)



This is an x-ray of the upper thorax of a human being. Several x-rays of the same area were take by the physician who examined the problem from various angles. The planner uses a very similar technique, and, in his own way, "x-rays" or surveys the community he is studying from different points of view so that he, like the doctor, can analyze the condition of his "patient". He then is in a position to make a prognosis or plan.

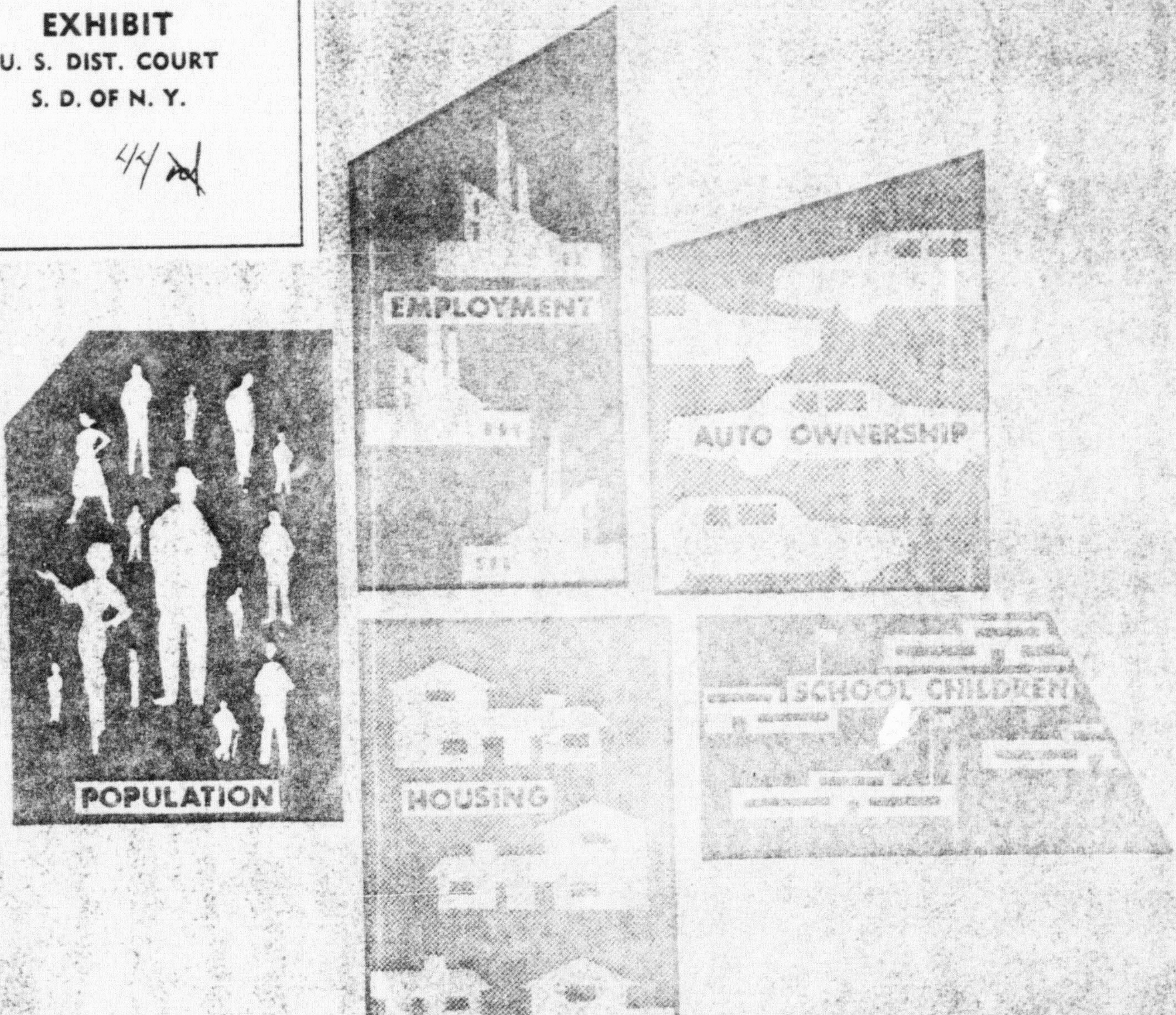
X-ray kindly furnished through the cooperation of Dr. Lloyd A. Hurley.

1995 DEVELOPMENT PATTERNS

Reflecting Continuation of Past Trends
and
Current Socioeconomic Projections

USA 33s-475
(ED. 4-23-71)
A 9760

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.


EMPLOYMENT
AUTO OWNERSHIP
POPULATION
HOUSING
SCHOOL CHILDREN

Middle Rio Grande Council of Governments of New Mexico
Suite 1320 · 505 Marquette Avenue N.W. · Albuquerque · New Mexico · 87101 · (505) 243-2819

A 9761

Special Report No. 50

1995 DEVELOPMENT PATTERNS
Reflecting Continuation of Past Trends
and
Current Socioeconomic Projections

May 1972

Second Printing January 1974

Third Printing February 1975

This publication was financed in part through funds made available by the New Mexico State Highway Department in cooperation with the U. S. Department of Transportation, Federal Highway Administration.

Middle Rio Grande Council of Governments of New Mexico
Suite 1320, 505 Marquette N.W., Albuquerque, N.M.87101

A 9762

PUBLICATION NOTE

This is the third printing of Special Report No. 50. As subsequently discussed in greater detail, the document contains the 1970 base-year data and the first distribution to small geographic areas of socioeconomic forecasts for 1975, 1985, and 1995 within the adopted land use plan, and reflects the continuation of trends and policies toward development as they existed in 1972 when the document was first published. This therefore represents only one alternative and level of future development within the Greater Albuquerque Area.

Changes to the distribution of forecasts or to the forecasts themselves are primarily dependent upon two basic items: a change in the trends on which the forecasts are based; and/or a change in basic policies toward development by local elected officials. Indications of such changes are provided as part of the surveillance activities conducted by COG in cooperation with other local planning agencies and the University of New Mexico. For example, socioeconomic indicators, such as those listed in this document, are constantly monitored. A product of this process is a current-year data set. The current-year data set and the 1970 base-year and future-year data sets are analyzed to determine if the trends are changing.

As part of the overall analysis, recently adopted policies toward development are also considered. When this analysis suggests significant changes in either previous trends or policies, a reappraisal of the forecasts will take place. Resultant changes in the distribution of the forecasts, or in the forecasts themselves, will be fully documented in subsequent COG publications and coordinated with other interested agencies.

2/27/75

302085

A 9763

PREFACE

The primary objectives summarized in this report are to facilitate the calibration of transportation planning procedures for the Greater Albuquerque area, to continually reevaluate the adequacy of our existing transportation plans and identify priority programs for facility improvements in relation to local development needs.

Due to the number of considerations being given to possible modifications of the existing land use plan and the forthcoming development of a comprehensive plan for the Albuquerque area, the following statement from the Albuquerque Planning Department is included for record and demonstrates that these planning processes continue to remain responsive to the needs of the community and supports the official decision-making process:

"The purpose of this study is to provide a projection of trend development pattern against which alternative growth patterns can be analyzed. As such, this report should serve as a basic input for detailed refinement of the growth options still available to the community. The Albuquerque/Bernalillo County Comprehensive Plan suggests three options based on specific concepts of growth and urban form for consideration by citizens and policy makers in the Metro area.

"This report represents the first step in a process designed to identify local transportation needs. Additionally, the Albuquerque Planning Department will provide alternative population and employment distribution patterns coded to Data Analysis Zones. These patterns will describe the future development concepts identified in the Comprehensive Plan. The COG staff will then develop travel forecasts for the distribution options. The results will be a transportation needs matrix to evaluate short range network priorities and for use as input to the Comprehensive Plan."

A 9764

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A 9765

SUMMARY AND CONCLUSIONS

This report summarizes the basic procedures, parameters and results of the "1995 Development Patterns" project. The project is part of the approved* Metropolitan Transportation Planning Work Programs for Fiscal Years 1970-71 and 1971-72, and was designed to provide the basis for the evaluation of the adopted Major Street and Highway Plan, the priorities for implementation, and future testing of transportation implications of alternative land use concepts.

Project Overview

The project was divided into three phases. The initial phase was the preparation of a "Work Outline," Technical Memorandum (TM) 36, containing the basic parameters, assumptions and methodology for the project. Phase two, "1970 Allocations" (documented in TM 45), involved the estimation, based primarily on the 1970 census, of the socioeconomic characteristics as they existed in 1970 in each small geographic area (Data Analysis Subzone) within the Greater Albuquerque Area (GAA), FIGURE 1. This work is also part of the "surveillance" activities as prescribed by the Federal Highway Administration (FHWA) Policy and Procedural Memorandum 50-9 for Urban Transportation Planning programs. Surveillance includes the comparison of existing conditions with forecasts used in the development of the adopted plan. It is also part of the "reappraisal" activities (PPM 50-9) which includes an evaluation of the ability of the entire transportation planning process to simulate actual traffic volumes and travel patterns within the GAA in the base year, 1970.

---

*The participating agencies - City of Albuquerque, Bernalillo County and New Mexico State Highway Department - approve all MTP work programs through the Transportation Coordinating Committee which provides technical direction to the COG Executive Board.

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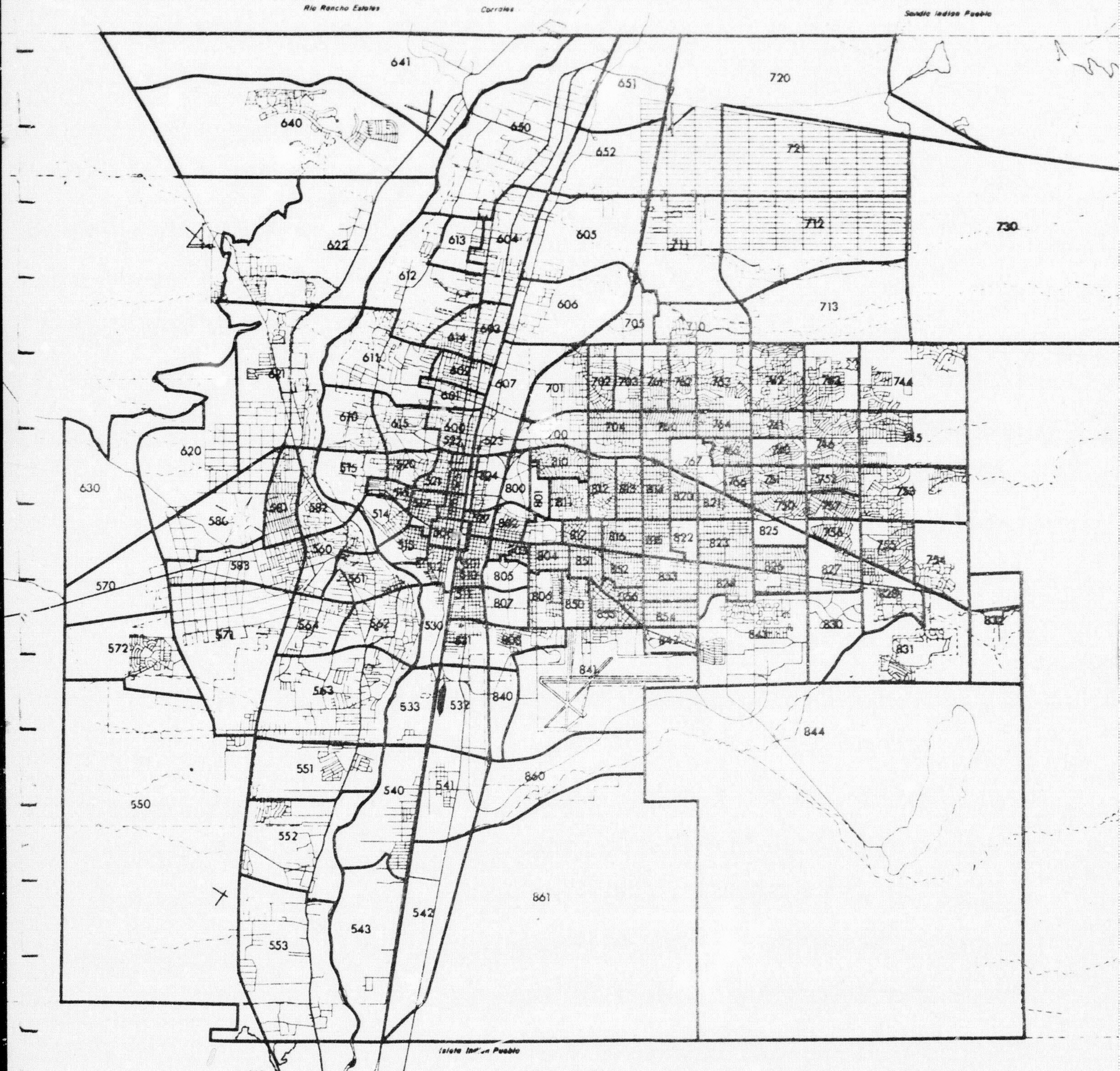
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Corrales
Sandia Indian Pueblo
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Isleta Indian Pueblo

GREATER ALBUQUERQUE AREA
DATA ANALYSIS ZONES

MIDDLE RIO GRANDE
COUNCIL OF GOVERNMENTS

FIGURE 1

As subsequently discussed in greater detail, the data for 1970 were also used as the base for the first distribution of socioeconomic forecasts for 1975, 1985, and 1995 within the adopted land use plan and reflects the continuation of trends and current policies toward development. This latter effort was accomplished as the third phase of the project.

The results of this project and the subsequent testing of other alternatives will provide the basis for recommendations regarding changes to the Major Street and Highway Plan and the related priority program of projects for consideration by the local elected officials.

General Conclusions

Conclusions based on the results of this project are twofold. First, the surveillance of growth patterns of the past ten years suggests that there is little significant difference between the distribution of activities as reflected by the 1970 base year data and those which were projected in 1962 and used in the development of the adopted Major Street and Highway Plan.

Secondly, the spatial distributions of the future year projections, which provide a basis for the reappraisal of existing transportation facility plans and priorities of implementation, suggest only minor deviations from those made in the early sixties. However, the magnitude of projected total growth used in this work reflects subsequent forecasts* which were less than the projections used for the Albuquerque Transportation Study. While all areas of the GAA are expected to experience a slower rate of growth than originally anticipated, the greatest reduction in the growth rate is projected for the South Valley area. It is emphasized, however, that the distributions of activities in this "first alternative" reflect a continuation of past trends and current policies and development occurring in conformance with the adopted land use plan. The introduction of new land use concepts and subsequent testing of these concepts at the direction of the Transportation Coordinating Committee could modify the anticipated future long range distributions and consequently may suggest additional modifications to the transportation plan and future priorities of implementation.

---

*Economic, Population and Housing Characteristics, Albuquerque Area 1960-2000, Kirschner Associates Inc., January 1968, prepared for the City of Albuquerque, Planning Department.

Implications for Transportation Planning

The primary effect of new policy direction and resulting modifications of a comprehensive metropolitan plan for land use, its controls and influences could change the emphasis on the motor vehicle as the primary mode of transportation in future years.

The urban transportation planning process for the Albuquerque Metropolitan Area directs attention to all modes of transportation and the mix of modes which will best serve the needs of future year populations. This process is operational and responsive directly to locally established goals and policies.

The trends of development, in terms of distribution patterns and densities of people and jobs, have not suggested adequate justification for recommending consideration of major capital investments in public supported systems such as rapid transit. However, the process continues to suggest the need for an "operations" study of existing public transit services to determine how changes in equipment, routing and operations might increase the service potential of this mode of transportation in the total movement of people and goods.

Quite obviously the development of transportation facilities, like the provision of other public services and capital improvements, must be considered in a comprehensive framework under the policy guidance of the elected officials. As indicated in FIGURE 4, an alternate to this present work is needed to evaluate alternatives which can provide a base for official decision making. Such altertives should be developed within a comprehensive framework involving all public and private agencies which are major influences on development.

BACKGROUND

The Metropolitan Transportation Planning Program for the Greater Albuquerque Area is conducted by the Middle Rio Grande Council of Governments of New Mexico (COG). The MTP program is an essential part of the comprehensive, intergovernmental management, development, and planning program of this voluntary association of local governments. MTP is one of the continuing, cooperative, comprehensive urban transportation planning programs being carried out throughout the United States designed to aid local officials in coordinating and directing the implementation of transportation facilities and services funded through federal highway programs. Citizen desires are reflected in the process through the incorporation of adopted local goals, policies and plans.

The Current Transportation Planning Program

The basic transportation planning program in progress is diagramed in FIGURE 2. The Albuquerque Transportation Study (ATS), completed by a private consultant for the State Highway Department, City of Albuquerque, and Bernalillo County, was initiated in 1962. The ATS resulted in the current "Major Street and Highway Plan," FIGURE 3, which was adopted by the City of Albuquerque, Bernalillo County, and New Mexico State Highway Commissions in 1965. Subsequent to that, the Federal Highway Administration (FHWA) developed improved transportation simulation models. The original 1962 data were recoded by MTP for use in the new models to assure that they could replicate the work accomplished during 1962 and simulate actual travel characteristics as they existed at that time. This adaption and calibration of the new models for the GAA was accomplished by comparing the simulated travel data generated by the models with the actual travel data collected during the ATS in 1962.

Model Recalibration

The models are being recalibrated for the 1970 base year as part of the reappraisal activities defined in the current year MTP work program. The data variables which are used in this

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

CURRENT TRANSPORTATION PLANNING PROGRAM

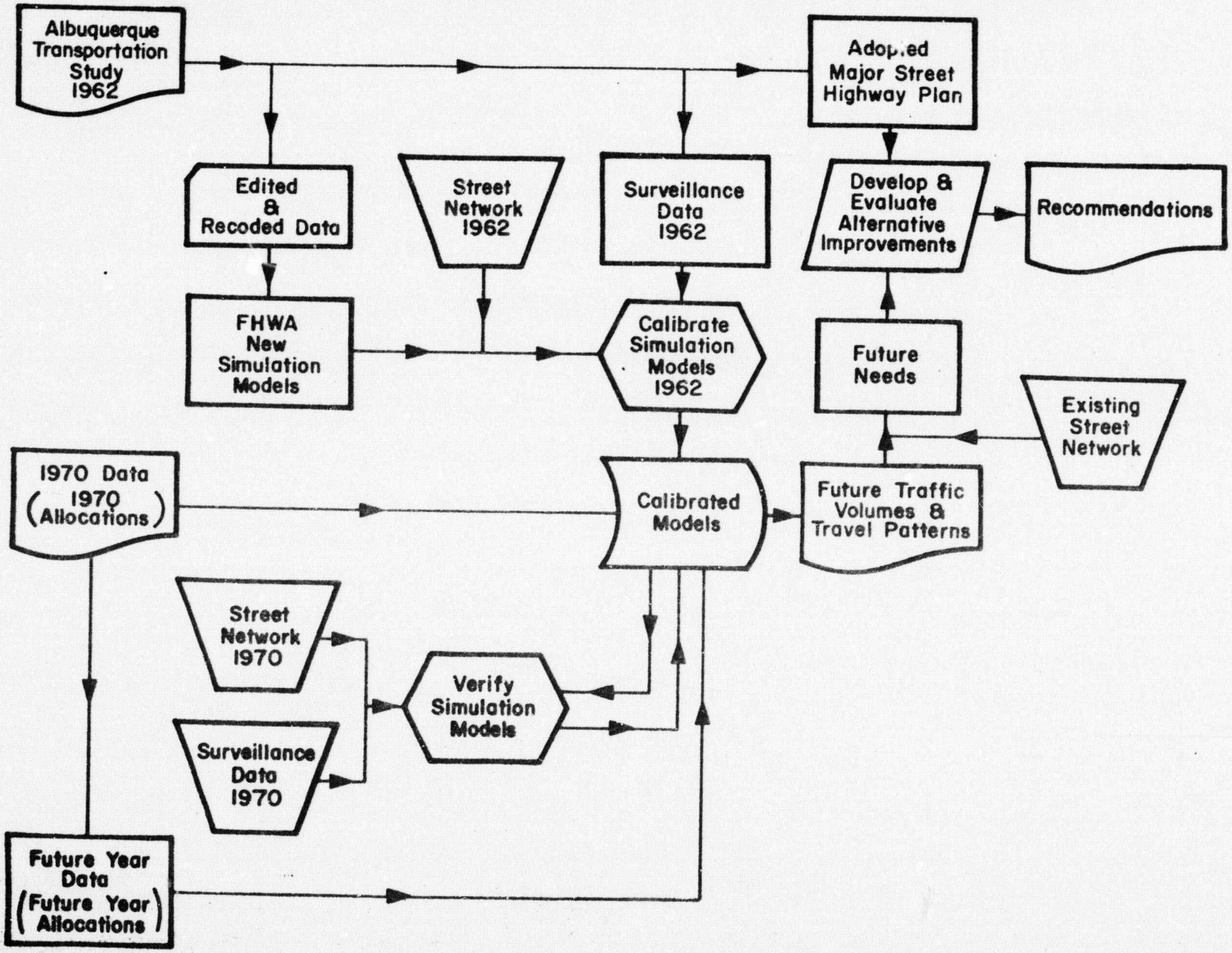
Albuquerque Transportation Study 1962
Adopted Major Street Highway Plan
Edited & Recoded Data
Street Network 1962
Surveillance Data 1962
Develop & Evaluate Alternative Improvements
Recommendations
FHWA New Simulation Models
Calibrate Simulation Models 1962
Future Needs
Existing Street Network
1970 Data (1970 Allocations)
Calibrated Models
Future Traffic Volumes & Travel Patterns
Street Network 1970
Verify Simulation Models
Surveillance Data 1970
Future Year Data (Future Year Allocations)

FIGURE 2

5-23-72

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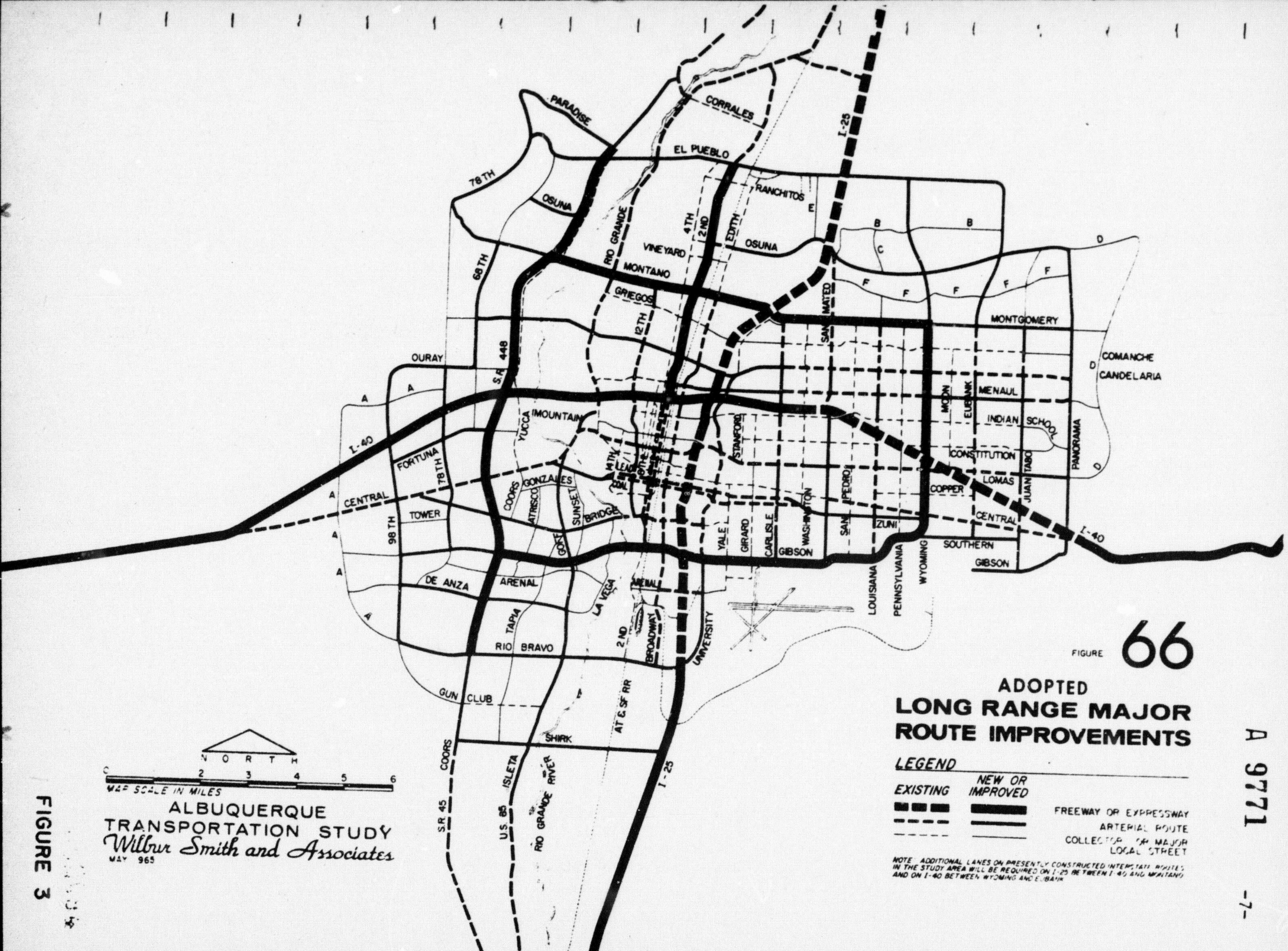
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CORRALES
EL PUEBLO
78TH
OSUNA
RIO GRANDE
4TH
2ND
EDITH
RANCHITOS
E
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D
VINEYARD
OSUNA
MONTANO
68TH
GRIEGOS
12TH
SAN MATEO
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I-25
MONTGOMERY
COMANCHE
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CANDELARIA
OURAY
S.R. 448
A
A
MENAUL
MOON
EUBANK
INDIAN SCHOOL
I-40
MOUNTAIN
YUCCA
STANFORD
CONSTITUTION
PANORAMA
D
FORTUNA
78TH
LOMAS
A
CENTRAL
COORS
GONZALES
ATRISCO
SUNSET
SAN PEDRO
COPPER
JUAN TABO
TOWER
98TH
BRIDGE
YALE
GIRARD
CARLISLE
WASHINGTON
SAN
ZUNI
CENTRAL
I-40
A
GOFF
GIBSON
SOUTHERN
GIBSON
A
DE ANZA
ARENAL
ARENAL
LA VEGA
LOUISIANA
PENNSYLVANIA
WYOMING
A
TAPIA
2ND
BROADWAY
UNIVERSITY
RIO BRAVO
GUN CLUB
AT & SF RR
SHIRK
COORS
S.R. 45
ISLETA
U.S. 85
RIO GRANDE RIVER
RIO GRANDE
I-25
NORTH
0 1 2 3 4 5 6
MAP SCALE IN MILES
LEGEND
EXISTING
NEW OR IMPROVED
FREEWAY OR EXPRESSWAY
ARTERIAL ROUTE
COLLECTOR OR MAJOR LOCAL STREET

FIGURE 66

ADOPTED
LONG RANGE MAJOR ROUTE IMPROVEMENTS

NOTE: ADDITIONAL LANES ON PRESENTLY CONSTRUCTED INTERSTATE ROUTES IN THE STUDY AREA WILL BE REQUIRED ON I-25 BETWEEN I-40 AND MONTANO AND ON I-40 BETWEEN WYOMING AND EUBANK

ALBUQUERQUE
TRANSPORTATION STUDY
Wilbur Smith and Associates
MAY 1965

FIGURE 3

A 9771

process are contained in the revised "1970 Allocations" report (TM 45). This report also describes in detail the methods used in estimating the socioeconomic characteristics, using primarily 1970 census information, for each Data Analysis Subzone (DASZ) within the GAA. The resulting data set was verified to the degree possible by comparison with subsequent census information at the census block level. The 1970 data set will be input to the models to obtain simulated traffic volumes and travel patterns which will be compared with the actual 1970 travel characteristics obtained through ground surveillance activities (traffic counts, etc.). Through these procedures a high degree of confidence can be established in the models' ability to simulate actual travel characteristics.

The 1970 data set was also used as the base year data for the spatial distribution of total forecasted future growth.

FUTURE YEAR ALLOCATIONS - ONE ALTERNATIVE

It is recognized that many alternatives exist concerning the possible future growth of any urban area. The transportation planning process is designed to test the transportation implications of alternative land use concepts as may be desired and directed by local officials. This is shown diagramatically in FIGURE 4. The testing of alternatives is designed to provide local officials with a portion of the information needed for decisions which guide and influence future development in the area. This first alternative distribution to be tested is basically intended to reflect current trends of development within the adopted land use plan, current policies, and the forces which currently influence development. Such considerations are based on the perceptions and best value judgments of staff working on the project. A second alternative, anticipated for testing as part of the MTP Work Program for Fiscal Year 1972-73, should reflect not only other land use concepts under consideration by the City of Albuquerque Planning Department, but also new policy direction from the elected officials.

Project Parameters

The specific parameters on which the first alternative distribution was based were established in cooperation with City Planning Department and Albuquerque Industrial Development Service. The following is a summary of those parameters which are detailed in the "Work Outline" (TM36).

1. The magnitude of growth will be as forecasted in Economic, Population and Housing Characteristics, Albuquerque Area 1960-2000. The adopted transportation plan was based on a projected population of 825,000 by the year 1985. The subsequent forecast used in this project suggested that 580,000 would be a more likely population for the area by the year 1985. In addition, it was recognized that the subsequent forecast for 1970 was not in agreement with characteristics which existed in 1970.

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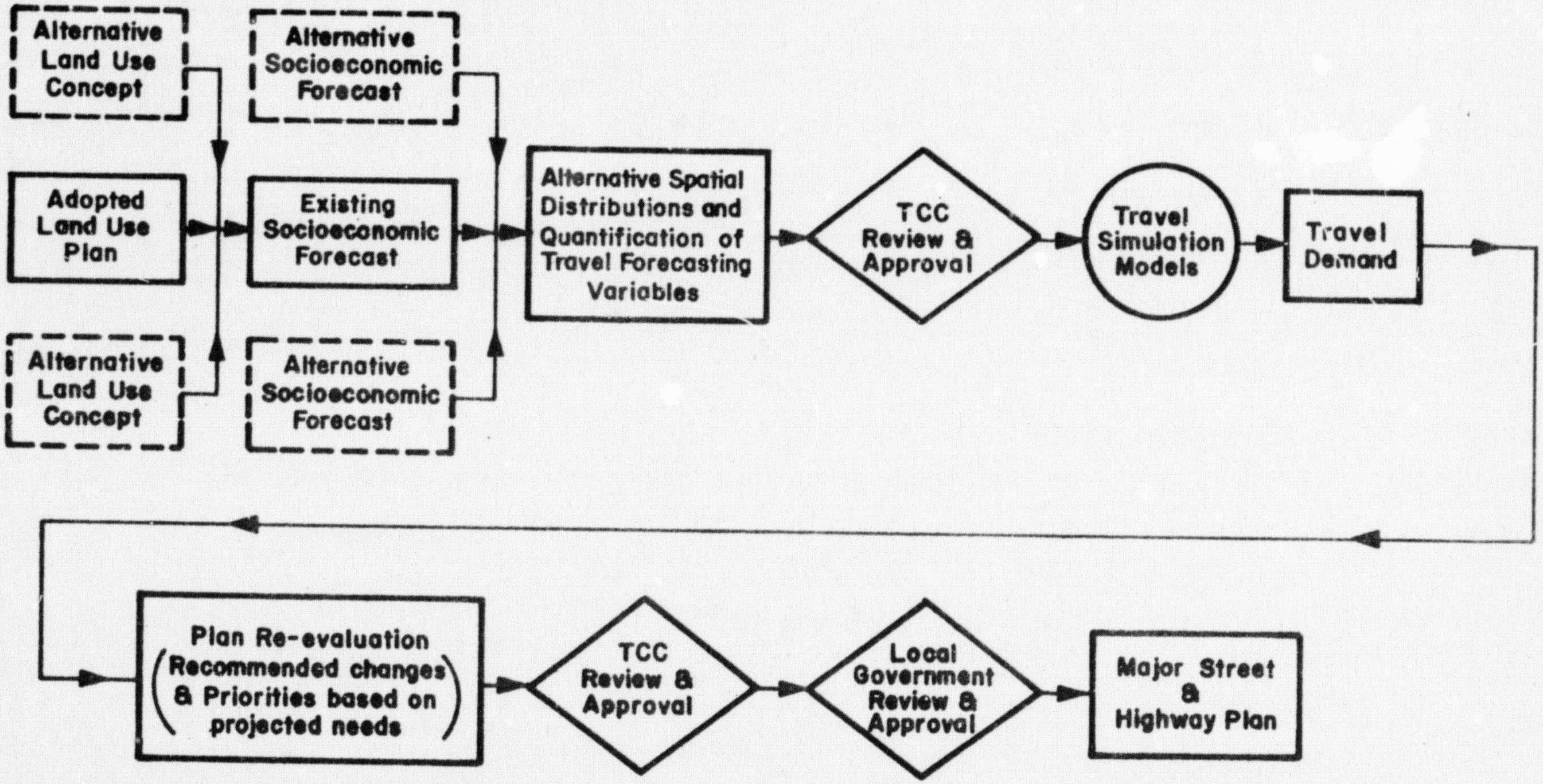
FUNCTIONAL FLOWCHART OF REAPPRAISAL ACTIVITIES
METROPOLITAN TRANSPORTATION PLANNING PROGRAM


Alternative Land Use Concept
Adopted Land Use Plan
Alternative Land Use Concept
Alternative Socioeconomic Forecast
Existing Socioeconomic Forecast
Alternative Socioeconomic Forecast
Alternative Spatial Distributions and Quantification of Travel Forecasting Variables
TCC Review & Approval
Travel Simulation Models
Travel Demand
Plan Re-evaluation (Recommended changes & Priorities based on projected needs)
TCC Review & Approval
Local Government Review & Approval
Major Street & Highway Plan

MRGCOG
REV. 5-5-72

Dashed box: Introduced by direction of TCC subject to approval of the COG Executive Board.

FIGURE 4

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However, the current level of economic activity suggests that the magnitude of growth forecasted for 1975 is not unrealistic. Consequently, the forecasted magnitudes for future years were used as published.*

2. Spatial distributions of future vacant land development will reflect the general form of the adopted 1985 Land Use Plan and the current zoning designations.
3. Local government policies and past trends will be considered in determining future development patterns.

Underlying Assumptions

In addition to the project parameters, certain underlying assumptions were also established, again in cooperation with Albuquerque Planning Department and Albuquerque Industrial Development Service. A brief summary of these, also detailed in the "Work Outline," is as follows.

1. The CBD will continue to be the leading commercial center of the Albuquerque region and will develop as outlined in the recently adopted Downtown Plan.
2. The reasonable development of transportation facilities and public utilities will be assumed to occur to meet the demands of future development.
3. At least one additional river crossing will be established by 1980 with a second crossing established by 1985.
4. The majority of development will continue to occur in the Northeast quadrant of the area until capacity is approached; and development on the West Mesa will increase most significantly after 1980.

---

*These reduced forecasts were also used in the development of interim trip tables on which current transportation implementation recommendations have been based.

Project Results

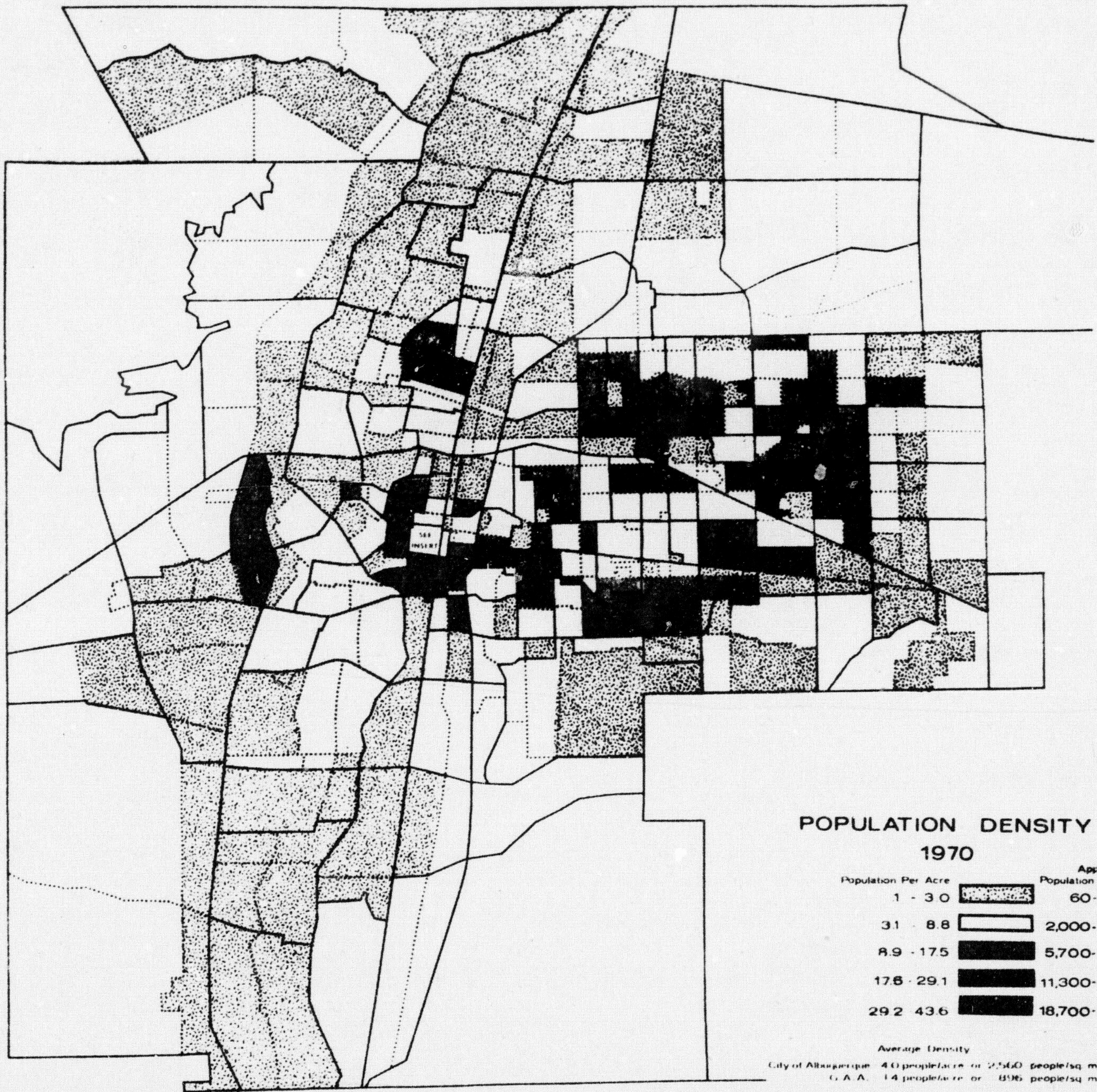
Based on the above parameters and assumptions, estimates of the following socioeconomic characteristics of each zone within the GAA were made for 1975, 1985, and 1995:

1. Dwelling units by structural type
2. Population
3. School children by zone of residence
4. Auto ownership by zone of residence
5. Employed persons by zone of residence
6. Employment by Standard Industrial Classification group by zone of employment
7. Vacant and in-use acreage by use and as zoned

The results of this phase of the project as reflected by population density and employment concentrations that are expected to occur in the future years are graphically shown in FIGURES 5-7 and 8-10 respectively.

Population Density

FIGURE 5 shows the current (1970) relatively low population densities which in part reflect the past trends of scattered development. The majority of the areas within the GAA have less than 5,600 people per square mile with only some scattered areas having a greater density. FIGURE 7 (Population Density - 1995) shows that although the total population of the area has increased from 309,681 to an anticipated 762,100, the majority of the areas may still have a population density of less than 5,600 people per square mile reflecting the same patterns of wide population dispersion within the existing land use plan.



POPULATION DENSITY 1970

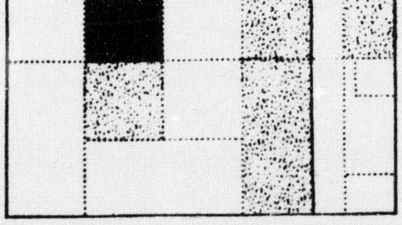
Population Per Acre		Approximate Population Per Square Mile
1 - 3.0	▨	60 - 1,900
3.1 - 8.8	☐	2,000 - 5,600
8.9 - 17.5	■	5,700 - 11,200
17.6 - 29.1	■	11,300 - 18,600
29.2 - 43.6	■	18,700 - 27,900

Average Density

City of Albuquerque 4.0 people/acre or 2,560 people/sq mile
G.A.A. 1.4 people/acre or 896 people/sq mile

This compares with the 1970 population density of other cities as follows: Denver - 5,395, Los Angeles - 6,069, Phoenix - 2,346, and Tucson - 3,287.

This displays a portion of the results of the first phase of the "1995 Development Patterns" project which reflects probable future spatial distributions of socioeconomic activities within the current adopted land use plan, present economic forecasts, utilization of land as presently zoned and continuation of trends and policies. Details are contained in a series of reports on the project.



CENTRAL BUSINESS DISTRICT INSERT

GREATER ALBUQUERQUE AREA DATA ANALYSIS ZONES

Prepared by:

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
Urban Transportation Planning Program

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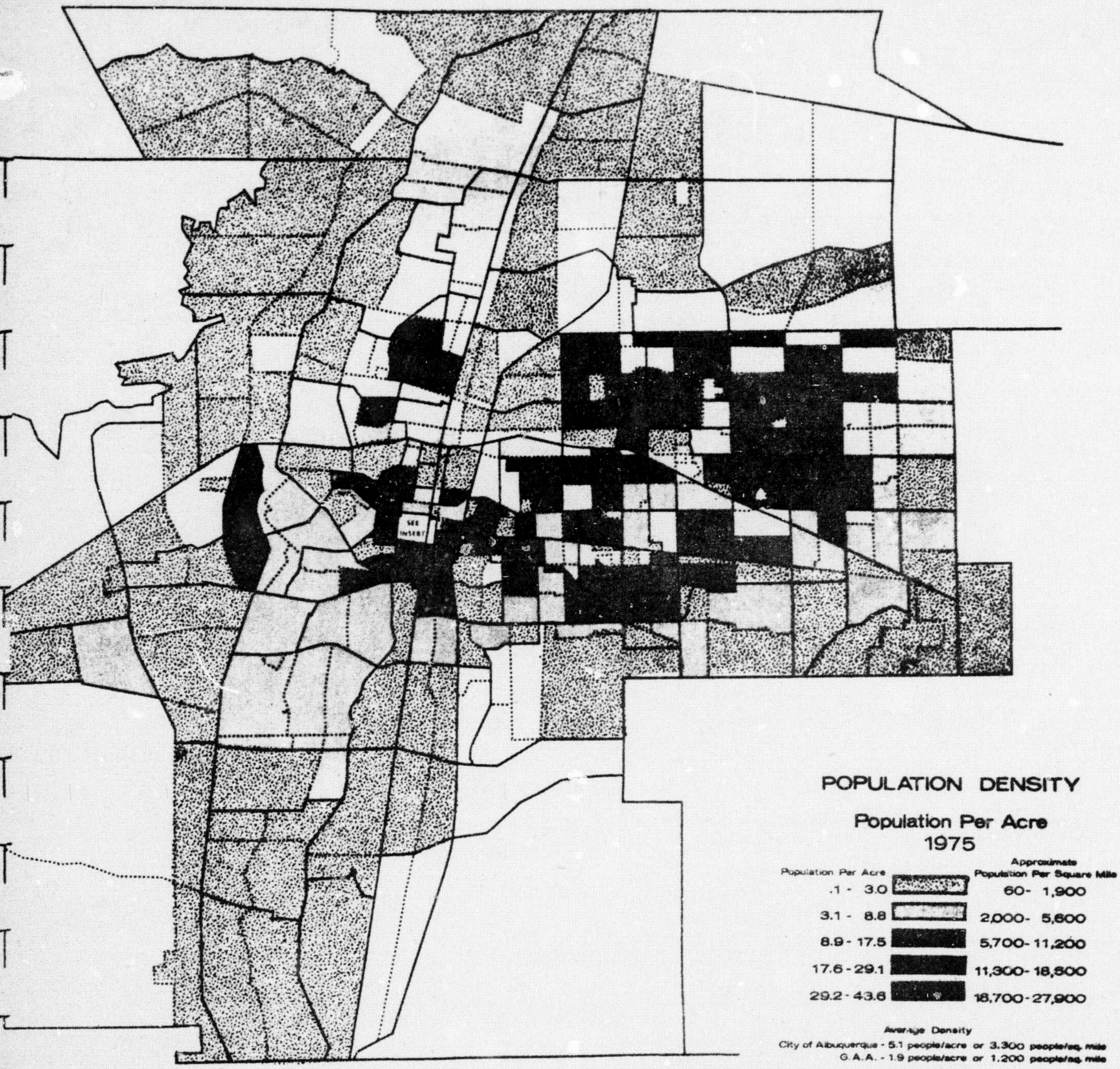


POPULATION DENSITY

Population Per Acre 1975

Population Per Acre		Approximate Population Per Square Mile
.1 - 3.0	▨	60- 1,900
3.1 - 8.8	░	2,000- 5,600
8.9 - 17.5	▓	5,700-11,200
17.6 - 29.1	█	11,300-18,800
29.2 - 43.6	█	18,700-27,900

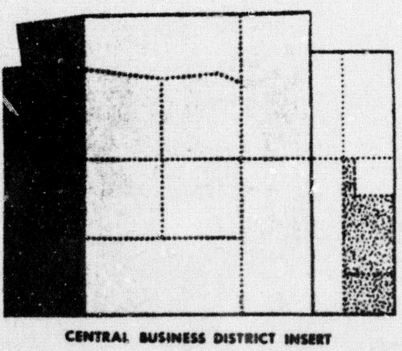
Average Density

City of Albuquerque - 5.1 people/acre or 3.300 people/sq. mile

G.A.A. - 1.9 people/acre or 1.200 people/sq. mile

This compares with the 1970 population density of other cities as follows: Denver - 5,395, Los Angeles - 6,069, Phoenix - 2,346. and Tucson - 3,287.

This disp [illegible] a portion of the results of the first phase of the "1995 Development Patterns" project [illegible] reflects probable future spatial distributions of socioeconomic activities within the current adopted land use plan, present economic forecasts, utilization of land as presently zoned and continuation of trends and policies. Details are contained in a series of reports on the project.



CENTRAL BUSINESS DISTRICT INSERT

GREATER ALBUQUERQUE AREA DATA ANALYSIS ZONES

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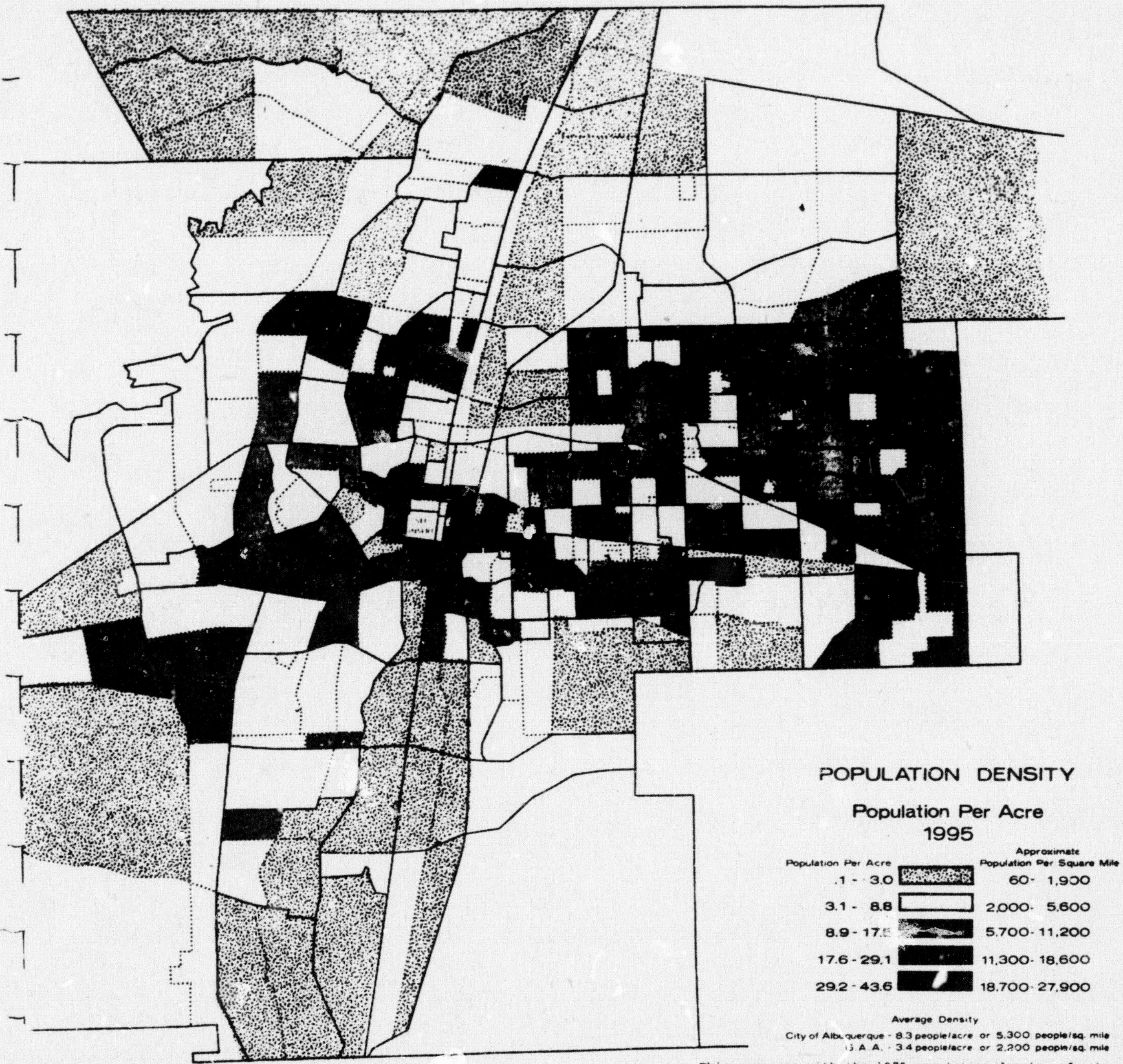


POPULATION DENSITY

Population Per Acre
1995

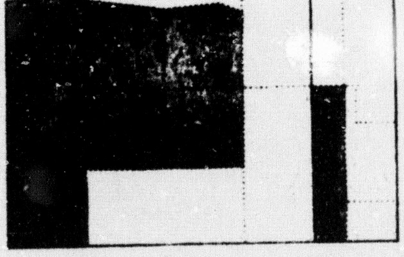
Population Per Acre		Approximate Population Per Square Mile
.1 - 3.0	▨	60 - 1,900
3.1 - 8.8	☐	2,000 - 5,600
8.9 - 17.5	▨	5,700 - 11,200
17.6 - 29.1	■	11,300 - 18,600
29.2 - 43.6	■	18,700 - 27,900

Average Density

City of Albuquerque - 8.3 people/acre or 5,300 people/sq. mile
G.A.A. - 3.4 people/acre or 2,200 people/sq. mile

This compares with the 1970 population density of other cities as follows: Denver - 5,395, Los Angeles - 6,069, Phoenix - 2,346, and Tucson - 3,287.

This displays a portion of the results of the first phase of the "1995 Development Patterns" project which reflects probable future spatial distributions of socioeconomic activities within the current adopted land use plan, present economic forecasts, utilization of land as presently zoned and continuation of trends and policies. Details are contained in a series of reports on the project.



CENTRAL BUSINESS DISTRICT INSERT

GREATER ALBUQUERQUE AREA
DATA ANALYSIS ZONES

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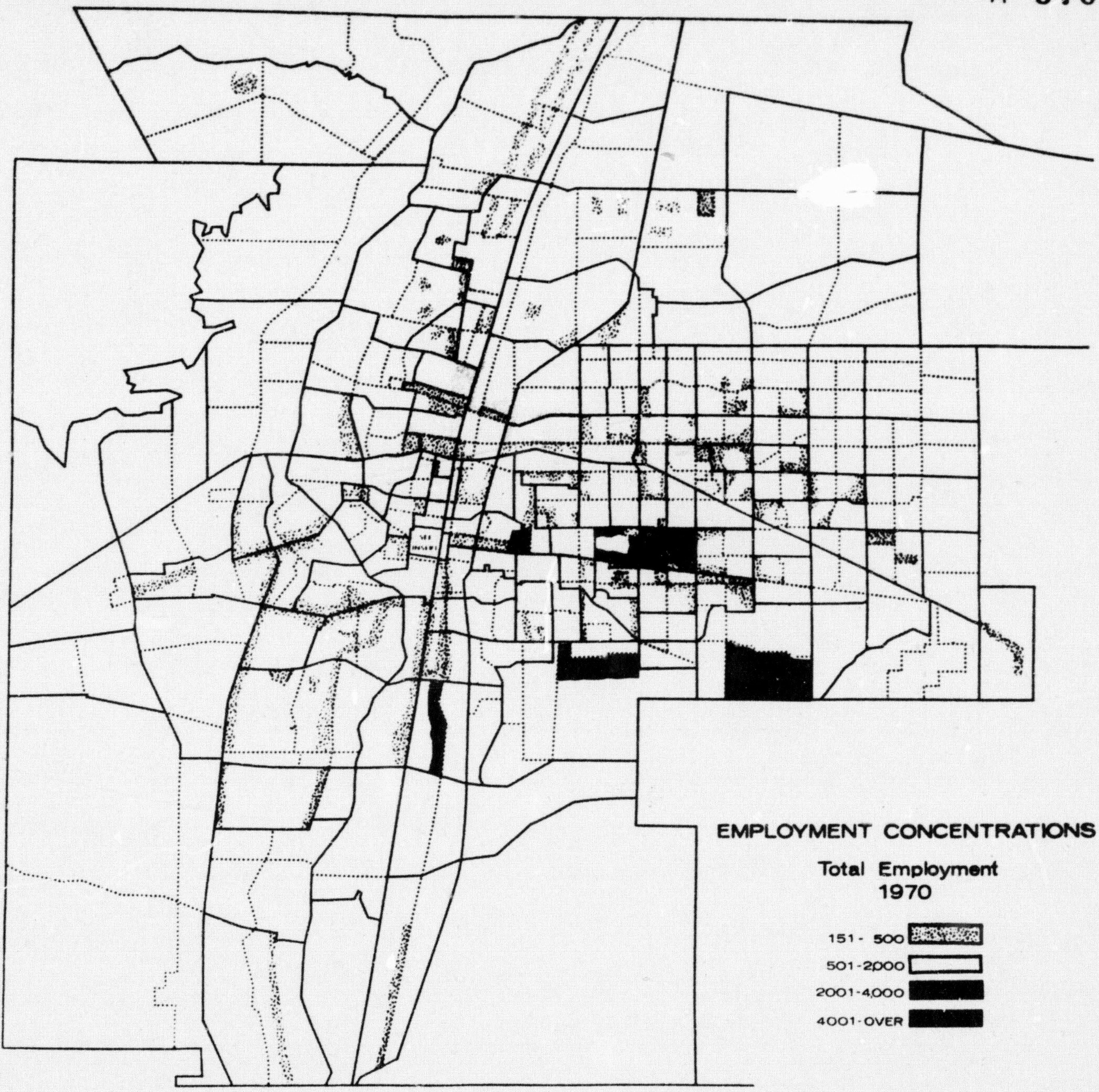
MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
Urban Transportation Planning Program

A 9780

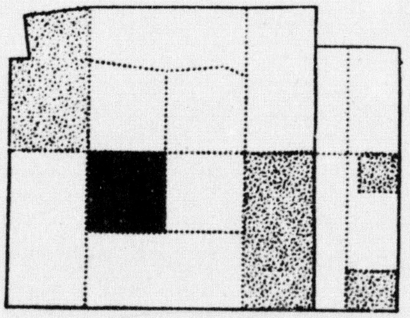
Employment Concentration

FIGURE 8 shows that the present (1970) employment supporting the current population is also widely dispersed and is predominantly along major corridors. This pattern of employment concentration is expected to continue as shown in FIGURE 10 (Employment Concentrations - 1995). When viewed together, these six figures graphically portray the idea that if current trends and policies continue within the adopted land use plan, the pattern of development in the future will be one of wide dispersion of all activities throughout the GAA.

An example of the detailed data is included as APPENDIX A. The detailed methodology and results of this work are contained in technical documents available for reference at the COG offices.


SEE INSERT
EMPLOYMENT CONCENTRATIONS
Total Employment
1970
151 - 500 ▨
501-2,000 ☐
2001-4,000 ■
4001-OVER ■

This displays a portion of the results of the first phase of the "1995 Development Patterns" project which reflects probable future spatial distributions of socioeconomic activities within the current adopted land use plan, present economic forecasts, utilization of land as presently zoned and continuation of trends and policies. Details are contained in a series of reports on the project.



CENTRAL BUSINESS DISTRICT INSERT

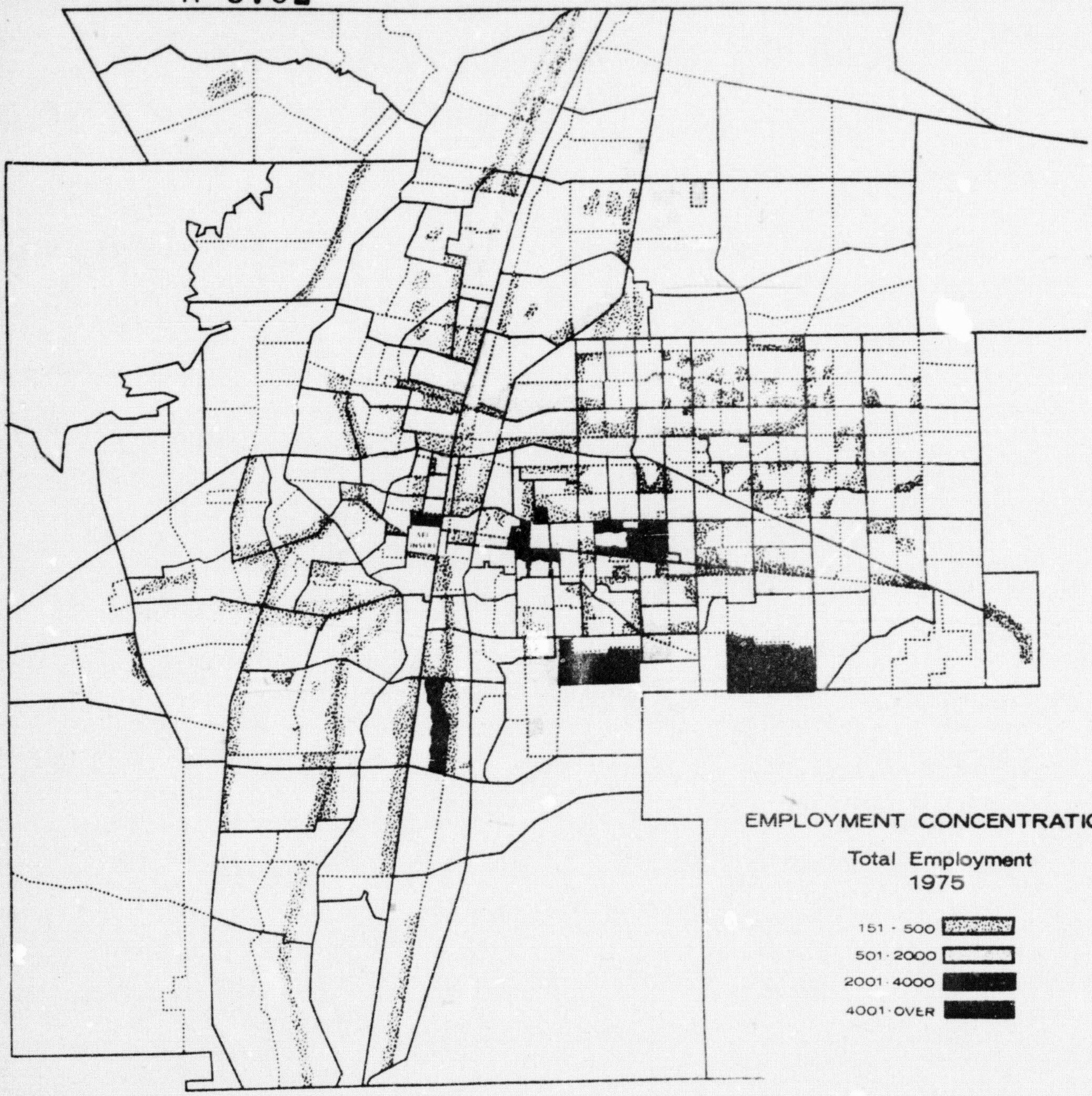
GREATER ALBUQUERQUE AREA
DATA ANALYSIS ZONES

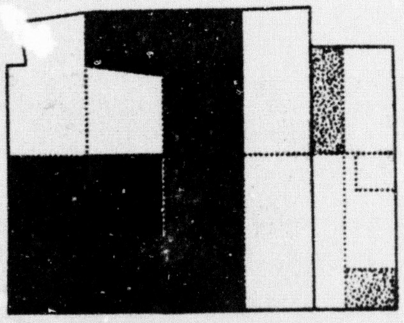
Prepared by:

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

Urban Transportation Planning Program

A 9782


EMPLOYMENT CONCENTRATIONS
Total Employment
1975
151 - 500
501 - 2000
2001 - 4000
4001 - OVER



CENTRAL BUSINESS DISTRICT INSERT

GREATER ALBUQUERQUE AREA DATA ANALYSIS ZONES

Prepared by:

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

Urban Transportation Planning Program

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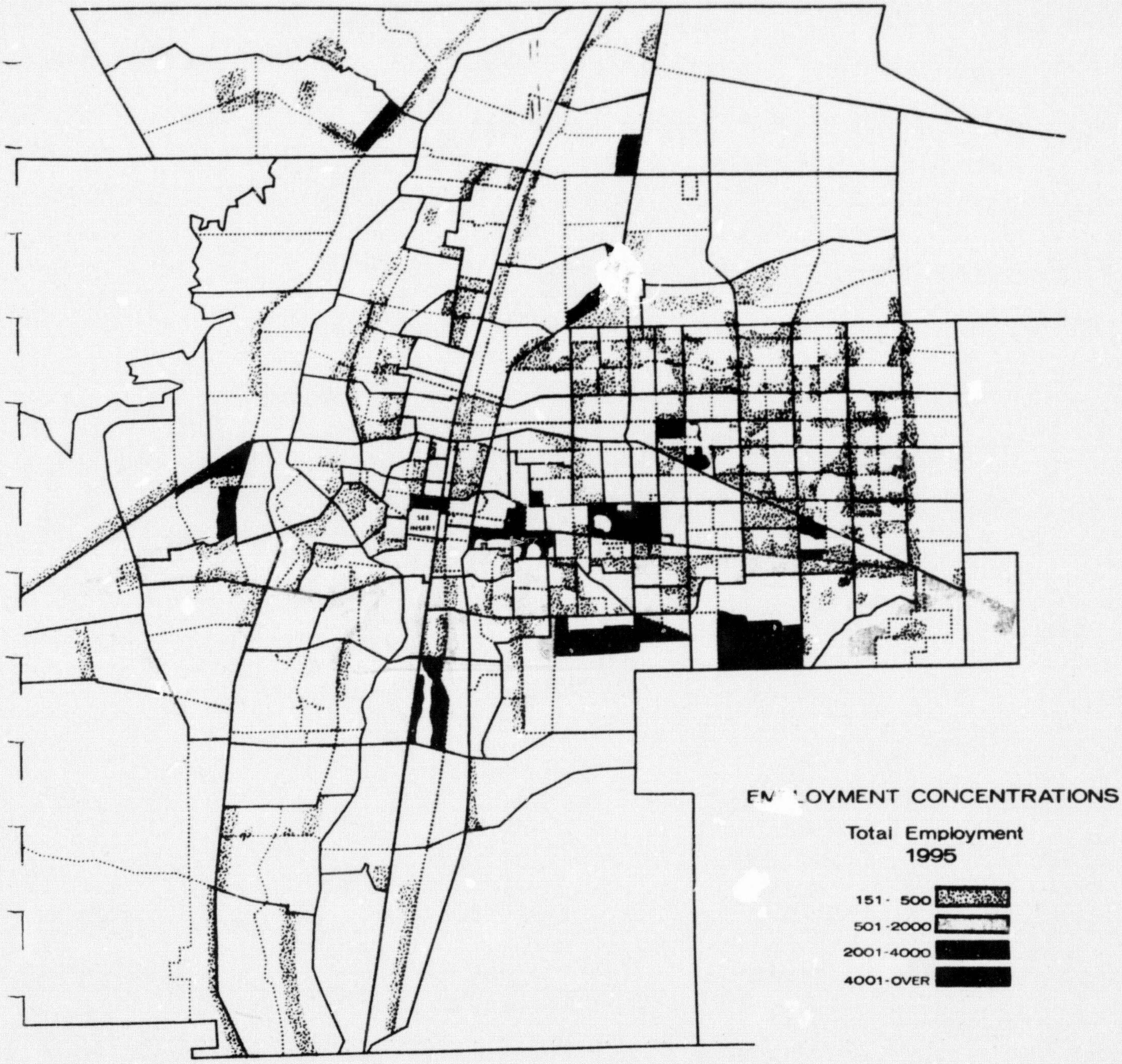
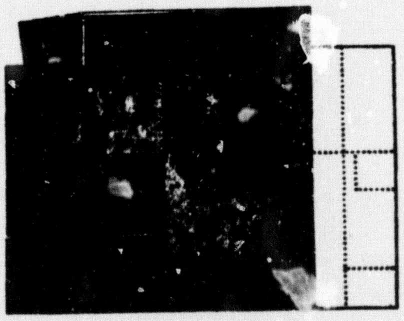

SEE INSERT
EMPLOYMENT CONCENTRATIONS
Total Employment
1995
151 - 500
501 - 2000
2001 - 4000
4001 - OVER

This displays a portion of the results of the first phase of the "1995 Development Patterns" project which reflects probable future spatial distributions of socioeconomic activities within the current adopted land use plan, present economic forecasts, utilization of land as presently zoned and continuation of trends and policies. Details are contained in a series of reports on the project.



CENTRAL BUSINESS DISTRICT INSERT

GREATER ALBUQUERQUE AREA
DATA ANALYSIS ZONES

Prepared by:

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
Urban Transportation Planning Program

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APPENDICES

DASZ
5501
5502
5503
5504
5511
5512
5521
5522
5523
5524
5531
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5602
5603
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5632
5633
5634

1995 DEVELOPMENT PATTERNS
FUTURE YEAR ALLOCATIONS

APPENDIX A

1975 RESIDENCE RELATED CHARACTERISTICS (Example)

DASZ	TOTAL UNITS	Dwelling Units SINGLE FAMILY	Dwelling Units MULTI-FAMILY	MOBILE HOMES	POPULATION	AUTO OWNERSHIP	SCHOOL CHILDREN	EMPLOYED PERSONS
5501	5	5	0	0	23	8	5	7
5502	113	104	0	9	420	189	234	146
5503	121	105	0	16	428	202	117	159
5504	0	0	0	0	0	0	0	0
5511	853	812	22	19	3495	1398	1242	1002
5512	284	235	6	43	1021	518	265	380
5521	190	165	8	17	731	311	196	230
5522	194	192	0	2	777	318	243	229
5523	159	146	5	8	593	261	170	198
5524	306	261	12	33	1145	502	507	366
5531	456	429	9	18	1796	749	791	540
5532	581	522	28	31	2213	952	643	684
5601	301	261	22	18	1092	411	271	358
5602	566	491	73	2	1954	772	581	632
5603	301	281	13	7	1173	411	393	339
5611	535	456	56	23	1907	730	522	602
5612	385	355	28	2	1405	525	504	433
5613	555	472	61	22	1911	784	346	650
5621	836	712	60	64	2847	1233	712	820
5622	1191	1013	128	50	3743	1757	997	1184
5631	1355	1219	36	100	5327	1877	1568	1599
5632	45	45	0	0	187	62	54	52
5633	1188	1004	82	102	4379	1755	1262	1392
5634	1058	914	43	101	4007	1563	1302	1244

A 9785

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5000	95	30	65	0	173	40	78	83
5001	26	4	22	0	97	24	21	20
5002	19	0	19	0	19	1	16	16
5003	9	4	5	0	374	13	7	1
5004	6	0	6	0	44	1	5	4
5005	84	20	64	0	162	28	69	71
5006	14	1	13	0	14	2	11	12
5007	0	0	0	0	0	0	0	0
5008	53	1	52	0	59	4	44	45
5009	57	14	43	0	95	32	47	49
5010	0	0	0	0	0	0	0	0
5011	3	3	0	0	9	1	2	3
5012	9	0	9	0	14	1	7	7
5013	23	11	12	0	59	5	19	19
5014	13	0	13	0	29	5	11	10
5015	0	0	0	0	0	0	0	0
5101	55	38	17	0	183	39	49	47
5102	200	158	42	0	673	145	180	177
5103	459	182	277	0	940	100	405	403
5104	714	494	220	0	1972	454	630	650
5105	34	32	2	0	96	20	30	31
5111	289	265	23	1	994	338	289	270
5112	569	513	56	0	1629	446	571	539
5121	1055	825	230	0	3100	823	950	1032
5122	184	60	124	0	465	91	165	157
5131	23	20	3	0	79	17	30	19
5132	911	363	547	1	1772	170	1202	763
5141	14	7	7	0	22	4	18	15
5142	96	82	13	1	197	17	127	94
5143	410	340	70	0	974	95	540	464
5151	129	56	8	65	331	51	145	162
5152	265	195	18	52	830	196	298	314
5161	215	176	24	15	657	160	206	239
5162	331	243	88	0	796	106	317	331
5163	100	67	33	0	208	25	96	110
5171	231	33	198	0	329	11	395	240
5172	693	304	389	0	1584	220	759	716
5173	606	401	205	0	1598	265	664	639
5201	142	132	10	0	506	138	159	162
5211	255	240	15	0	775	163	279	277
5212	393	319	74	0	1113	205	430	422
5213	114	103	11		374	76	119	117
5214	26	21	5	0	65	3	27	28
5221	7	7	0	0	12	0	7	8
5222	15	12	3	0	31	14	16	15
5231	0	0	0	0	0	0	0	0
5232	15	10	5	0	46	8	16	12
5233	4	4	0	0	15	7	4	4
5241	248	241	7	0	835	209	174	231

A 9786

1995 DEVELOPMENT PATTERNS

2

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5242	222	205	17	0	702	174	156	207
5243	17	17	0	0	46	8	12	16
5244	0	0	0	0	0	0	0	0
5251	110	82	29	0	235	32	115	117
5261	208	102	106	0	512	149	170	180
5262	104	88	15	1	222	51	108	120
5271	0	0	0	0	0	0	0	0
5272	193	77	116	0	436	58	170	169
5273	162	141	21	0	462	99	114	151
5274	13	6	7	0	13	1	11	11
5301	279	271	5	3	1060	353	286	258
5311	420	394	25	1	1621	490	421	496
5312	74	73	1	0	242	77	74	70
5321	5	3	0	2	20	2	9	5
5322	0	0	0	0	0	0	0	0
5331	30	29	0	1	113	57	31	43
5401	149	114	5	30	591	232	208	180
5402	165	153	3	9	657	220	220	195
5403	173	148	10	15	704	236	254	214
5412	3	3	0	0	11	3	4	4
5421	4	2	0	2	14	7	6	5
5422	3	3	0	0	14	1	4	4
5431	39	38	0	1	173	10	54	46
5501	0	0	0	0	0	0	0	0
5502	65	65	0	0	249	123	101	83
5503	71	71	0	0	264	64	111	90
5504	0	0	0	0	0	0	0	0
5511	[illegible]	652	[illegible]	24	2886	994	1093	838
5512	196	151	6	39	699	194	300	235
5521	184	160	8	16	720	187	281	217
5522	41	37	0	4	168	37	63	48
5523	88	77	[illegible]	10	295	136	135	94
5524	290	255	8	27	1116	346	443	343
5531	343	304	9	30	1335	471	523	417
5532	364	317	28	19	1369	494	557	425
5601	229	187	22	20	750	183	291	260
5602	432	357	73	2	1446	342	560	478
5603	240	217	13	10	944	289	305	268
5611	459	384	56	18	1623	411	583	514
5612	312	281	28	3	1137	320	397	384
5613	372	290	61	21	1143	332	473	416
5621	556	478	64	14	1864	465	758	601
5622	1017	877	114	26	3163	860	1407	1086
5631	742	634	76	32	2725	810	907	813
5632	5	5	0	0	15	0	6	6
5633	853	728	64	61	2083	904	1175	985
5634	800	715	43	42	3065	1026	1102	911
5635	60	40	4	16	217	48	83	70
5636	127	119	5	3	440	125	175	140
5637	246	197	27	22	926	279	318	285

A 9787

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

A 9788

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5641	741	657	33	51	2895	853	957	862
5701	5	5	0	0	21	5	8	7
5702	1	1	0	0	4	2	2	1
5711	76	40	4	32	255	53	119	102
5712	44	25	5	14	213	10	69	57
5713	78	20	7	51	237	41	122	109
5721	0	0	0	0	0	0	0	0
5722	563	552	0	11	2574	983	878	712
5801	8	4	0	4	22	1	12	11
5802	0	0	0	0	0	0	0	0
5803	0	0	0	0	0	0	0	0
5811	1019	887	129	3	3624	796	1484	1257
5812	519	481	38	0	2100	686	756	773
5821	464	363	47	54	1588	426	676	551
5822	154	141	13	0	531	128	224	192
5831	21	13	0	8	57	19	33	28
5832	81	81	0	0	386	127	126	102
5833	793	754	32	7	3365	1048	1155	924
6001	249	214	35	0	712	190	334	286
6002	626	550	59	17	1925	455	839	734
6011	275	218	28	29	824	146	369	327
6012	398	329	69	0	1233	320	533	469
6021	1159	997	162	0	3611	790	1553	1362
6031	102	87	14	1	382	81	137	119
6032	118	56	4	58	355	79	159	153
6033	228	124	92	12	625	132	306	263
6034	145	145	0	0	426	112	195	176
6041	38	32	6	0	99	5	51	46
6042	714	573	50	91	2241	542	959	868
6043	126	95	24	7	427	128	169	148
6044	366	293	24	49	1195	379	492	444
6051	87	84	0	3	310	88	116	105
6052	160	128	2	30	646	188	219	193
6053	0	0	0	0	0	0	0	0
6054	0	0	0	0	0	0	0	0
6061	141	121	10	10	526	155	189	167
6062	241	187	29	25	821	248	292	289
6063	1	1	0	0	5	0	1	1
6071	161	154	7	0	474	89	216	181
6072	87	69	18	0	260	65	117	100
6073	57	53	4	0	233	88	88	64
6074	64	56	5	3	300	64	92	70
6075	1	1	0	0	2	0	2	1
6076	0	0	0	0	0	0	0	0
6077	16	16	0	0	56	2	21	19
6078	0	0	0	0	0	0	0	0
6101	709	631	32	46	2366	706	1099	850
6111	211	208	3	0	716	214	367	253
6112	294	284	10	0	1015	298	512	351
6113	0	0	0	0	0	0	0	0

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
6114	283	269	14	0	1121	338	379	333
6115	136	87	12	37	346	54	211	171
6116	186	141	12	33	622	183	288	227
6117	148	145	3	0	548	208	198	176
6121	102	90	8	4	373	106	137	122
6122	385	305	72	8	1287	409	517	427
6123	133	123	10	0	475	133	231	157
6131	225	180	11	34	659	165	302	254
6141	671	639	23	9	2319	632	899	849
6142	273	262	10	1	914	195	367	327
6151	70	15	55	0	145	15	109	77
6152	300	273	27	0	1044	277	465	351
6153	475	465	10	0	1766	481	736	602
6154	4	4	0	0	224	291	5	0
6201	0	0	0	0	0	0	0	0
6202	0	0	0	0	0	0	0	0
6211	20	10	4	6	67	6	32	24
6212	0	0	0	0	0	0	0	0
6213	34	31	2	1	178	1	53	41
6214	62	56	6	0	343	84	96	66
6215	4	4	0	0	16	10	6	6
6221	8	8	0	0	25	3	12	10
6222	32	31	1	0	104	10	49	40
6223	9	6	0	3	45	5	14	11
6301	0	0	0	0	0	0	0	0
6311	0	0	0	0	0	0	0	0
6401	0	0	0	0	0	0	0	0
6402	400	398	2	0	1569	487	618	504
6403	191	190	1	0	633	197	295	243
6404	0	0	0	0	0	0	0	0
6405	0	0	0	0	0	0	0	0
6406	14	14	0	0	50	14	22	18
6411	0	0	0	0	0	0	0	0
6412	175	168	0	7	599	88	271	223
6413	3	2	1	0	10	3	5	4
6501	204	131	27	46	658	119	274	249
6502	161	119	2	40	526	142	216	201
6503	778	555	43	180	2704	702	1203	989
6504	536	454	35	47	1946	516	829	666
6511	5	5	0	0	14	3	7	6
6512	21	20	1	0	74	16	29	25
6513	54	47	1	6	192	56	83	68
6521	73	70	3	0	284	93	113	90
6522	104	3	7	94	259	31	142	146
6523	3	3	0	0	28	0	4	3
7001	2	2	0	0	6	1	3	3
7002	80	1	0	79	151	26	124	113
7011	2	2	0	0	11	5	3	3
7012	57	54	2	1	210	57	88	67
7021	499	497	2	0	1982	633	972	640

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1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7022	487	486	1	0	1985	671	948	624
7023	1	1	0	0	3	0	2	1
7031	55	55	0	0	239	89	107	70
7032	493	442	50	1	1857	513	960	625
7033	1	1	0	0	3	0	2	1
7034	251	250	1	0	1075	347	499	321
7041	98	2	4	92	230	23	162	141
7042	474	470	4	0	1495	348	784	590
7043	636	633	3	0	2001	481	1053	790
7051	2	2	0	0	5	0	3	3
7052	0	0	0	0	0	0	0	0
7101	874	725	146	3	2960	755	1193	1049
7111	40	0	0	40	103	10	55	58
7112	0	0	0	0	0	0	0	0
7113	0	0	0	0	0	0	0	0
7121	1	1	0	0	2	0	1	1
7122	0	0	0	0	0	0	0	0
7131	0	0	0	0	0	0	0	0
7132	0	0	0	0	0	0	0	0
7133	0	0	0	0	0	0	0	0
7134	0	0	0	0	0	0	0	0
7201	105	0	4	101	318	74	143	149
7202	0	0	0	0	0	0	0	0
7211	0	0	0	0	0	0	0	0
7212	0	0	0	0	0	0	0	0
7301	9	9	0	0	29	7	12	11
7401	331	244	87	0	1107	302	625	345
7402	371	7	364	0	652	36	701	410
7403	524	461	63	0	1864	535	909	645
7411	585	583	3	0	2084	543	1110	715
7412	613	395	217	1	1628	353	1158	739
7413	51	51	0	0	139	31	96	64
7421	258	258	0	0	1013	303	491	332
7422	298	247	51	0	1095	314	567	373
7423	492	492	0	0	1977	642	936	633
7424	515	515	0	0	1911	601	980	663
7431	620	549	71	0	2283	755	1227	793
7432	415	370	44	1	1532	442	821	532
7433	0	0	0	0	0	0	0	0
7434	321	321	0	0	1305	486	619	417
7435	195	142	53	0	622	175	386	245
7441	183	183	0	0	560	151	362	239
7442	14	11	3	0	34	0	28	18
7443	142	142	0	0	488	147	281	185
7444	0	0	0	0	0	0	0	0
7445	778	775	3	0	3143	1059	1540	1011
7451	280	279	1	0	1008	301	535	360
7452	200	200	0	0	795	211	382	257
7453	0	0	0	0	0	0	0	0
7454	164	164	0	0	562	127	313	212

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1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7455	0	0	0	0	0	0	0	0
7456	0	0	0	0	0	0	0	0
7461	480	467	13	0	1735	605	917	615
7462	665	634	31	0	2455	726	1270	850
7463	434	433	0	1	1869	706	829	555
7464	432	421	11	0	1559	559	825	508
7501	543	395	148	0	1658	391	996	672
7502	0	0	0	0	0	0	0	0
7503	359	359	0	0	1371	119	643	447
7504	0	0	0	0	0	0	0	0
7511	514	513	1	0	1921	622	939	657
7512	589	576	13	0	2284	1060	1095	762
7521	387	385	2	0	1506	521	740	529
7522	631	631	0	0	2450	819	1206	813
7531	132	132	0	0	558	215	252	170
7532	286	286	0	0	1123	362	547	369
7533	38	38	0	0	140	50	73	49
7534	12	0	12	0	29	0	23	13
7535	0	0	0	0	0	0	0	0
7541	1	1	0	0	2	0	2	1
7542	36	36	0	0	135	76	63	46
7551	61	61	0	0	239	57	107	79
7552	0	0	0	0	0	0	0	0
7553	261	261	0	0	935	251	457	340
7561	0	0	0	0	0	0	0	0
7562	666	666	0	0	2429	677	1167	868
7571	470	470	0	0	1750	515	898	607
7572	799	793	6	0	3128	955	1527	1029
7601	380	375	5	0	1347	382	629	468
7602	504	477	25	2	1760	431	834	602
7603	520	448	71	1	1722	470	861	614
7611	737	734	3	0	2800	847	1428	937
7612	203	152	51	0	717	245	403	261
7613	0	0	0	0	0	0	0	0
7614	152	4	148	0	246	32	296	171
7621	486	486	0	0	1824	631	946	530
7622	241	241	0	0	939	343	469	309
7623	80	80	0	0	306	88	156	103
7631	379	377	2	0	1495	441	721	487
7632	628	515	113	0	2249	744	1134	789
7633	93	93	0	0	409	130	177	119
7634	188	139	49	0	631	234	352	234
7635	97	96	0	1	369	90	190	126
7641	510	455	55	0	1768	466	963	630
7642	365	348	13	4	1286	348	689	455
7651	657	657	0	0	2171	493	1241	829
7652	0	0	0	0	0	0	0	0
7661	0	0	0	0	0	0	0	0
7662	724	582	142	0	2413	660	1328	902
7671	0	0	0	0	0	0	0	0

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1995 DEVELOPMENT PATTERNS

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7672	102	2	100	0	146	1	165	112
7673	40	8	32	0	73	8	76	45
7674	1	1	0	0	12	0	2	1
7675	146	0	146	0	222	1	268	163
7676	0	0	0	0	0	0	0	0
7677	0	0	0	0	0	0	0	0
8001	0	0	0	0	0	0	0	0
8002	0	0	0	0	0	0	0	0
8011	36	18	18	0	96	0	14	44
8012	[illegible]	0	0	0	0	0	0	0
8013	32	27	5	0	1822	23	13	40
8021	572	149	423	0	956	36	642	644
8022	391	280	111	0	1167	117	520	416
8023	7	7	0	0	81	0	9	9
8031	965	303	662	0	1794	73	1083	1098
8032	0	0	0	0	0	0	0	0
8041	1543	1066	477	0	2956	177	2162	1610
8051	0	0	0	0	0	0	0	0
8052	0	0	0	0	0	0	0	0
8061	274	267	7	0	948	245	447	341
8062	1189	492	697	0	3035	369	1939	1375
8071	0	0	0	0	0	0	0	0
8072	109	20	7	82	238	40	178	152
8091	0	0	0	0	0	0	0	0
8092	306	271	35	0	1142	337	499	353
8093	26	25	1	0	107	33	47	34
8101	486	435	50	1	1593	363	888	573
8102	374	288	86	0	1141	273	644	435
8111	9	9	0	0	84	2	16	9
8112	823	814	9	0	2201	285	1504	1003
8113	491	468	23	0	1363	259	898	647
8121	565	486	79	0	1457	195	996	690
8122	482	341	141	0	1376	235	841	749
8123	0	0	0	0	0	0	0	0
8131	579	455	124	0	1574	256	1010	687
8132	500	497	3	0	1631	340	873	604
8133	0	0	0	0	0	0	0	0
8141	458	410	48	0	1277	252	799	552
8142	650	484	165	1	1682	279	1139	769
8143	40	38	2	0	138	30	70	47
8144	0	0	0	0	0	0	0	0
8151	620	579	40	1	1658	294	1053	718
8152	4	4	0	0	12	1	6	6
8161	1185	643	539	3	2590	281	2012	1319
8162	81	3	78	0	216	44	138	80
8171	514	493	21	0	1294	206	720	603
8172	442	338	104	0	958	89	751	510
8201	479	402	77	0	1501	395	867	573
8202	366	364	2	0	1227	333	655	460
8211	872	418	452	2	2222	411	1560	1024

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1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8212	0	0	0	0	0	0	0	0
8221	4	4	0	0	13	2	6	6
8231	582	197	383	2	1193	144	815	667
8232	481	468	13	0	1604	374	673	593
8233	655	359	296	0	1947	334	917	773
8234	522	259	253	10	1273	194	731	614
8241	18	1	17	0	47	2	29	18
8242	846	163	683	0	1963	240	1377	956
8243	132	30	68	34	245	27	185	162
8244	692	291	242	159	1809	363	1127	866
8251	0	0	0	0	0	0	0	0
8252	0	0	0	0	0	0	0	0
8261	311	21	29	261	651	93	490	392
8262	552	389	59	104	1637	392	871	599
8263	514	439	75	0	1916	574	810	629
8271	194	9	3	182	401	58	306	231
8272	49	3	3	43	122	23	77	69
8273	17	2	0	15	37	0	27	25
8281	367	110	16	241	1100	83	578	406
8282	44	2	9	33	103	13	65	69
8301	0	0	0	0	0	0	0	0
8311	197	197	0	0	666	334	21[illegible]	244
8312	11	11	0	0	35	0	17	13
8313	0	0	0	0	0	0	0	0
8321	16	16	0	0	61	0	25	19
8322	0	0	0	0	0	0	0	0
8401	0	0	0	0	0	0	0	0
8402	0	0	0	0	0	0	0	0
8411	0	0	0	0	150	0	0	0
8412	312	239	73	0	1862	526	413	399
8413	0	0	0	0	0	0	0	0
8414	0	0	0	0	0	0	0	0
8415	0	0	0	0	0	0	0	0
8421	5	5	0	0	171	0	8	2
8422	0	0	0	0	90	0	0	0
8423	50	50	0	0	206	45	81	61
8431	784	767	17	0	2887	567	856	1031
8432	62	62	0	0	231	57	68	82
8433	744	596	148	0	3166	1154	812	953
8434	98	84	13	1	314	0	109	128
8441	0	0	0	0	62	0	0	0
8501	667	104	563	0	1533	166	1168	734
8502	418	404	14	0	1308	305	732	474
8511	111	105	6	0	332	81	194	134
8512	379	339	40	0	817	82	531	448
8513	169	156	13	0	421	74	287	197
8514	107	107	0	0	269	53	187	132
8521	419	389	30	0	1109	182	732	511
8522	340	121	219	0	647	55	470	369
8523	0	0	0	0	0	0	0	0

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8524	0	0	0	0	0	0	0	0
8531	797	673	124	0	2145	355	1298	979
8532	7	3	4	0	12	3	12	8
8533	0	0	0	0	0	0	0	0
8534	346	81	74	191	695	89	484	463
8535	698	429	269	0	1990	358	1136	828
8541	1306	56	1247	3	2086	100	1917	1442
8542	721	532	189	0	2245	453	1174	876
8551	809	629	180	0	2118	353	1417	965
8552	223	188	35	0	918	221	295	288
8561	816	732	84	0	2190	400	1429	980
8601	0	0	0	0	0	0	0	0
8611	0	0	0	0	0	0	0	0
TOTL	96587	75204	17855	3528	309681	76438	148777	114380

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1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
5000	73	0	0	75	0	8	10	2	12	16	1	0	42	0	239
5001	39	17	0	3	1284	24	4	31	118	8	0	0	0	111	1639
5002	111	27	0	18	0	67	22	114	458	5	0	1	3	0	826
5003	7	0	0	20	0	505	2	9	51	0	0	0	1	0	595
5004	214	44	7	123	533	264	4	9	482	37	0	0	6	0	1723
5005	12	157	1	14	0	76	4	8	64	111	0	0	0	329	776
5006	201	65	33	19	2350	378	4	5	248	68	0	0	31	73	3476
5007	220	29	0	97	19	513	6	15	617	2	0	38	6	55	1617
5008	28	3	0	34	0	158	2	4	34	0	5	0	20	123	411
5009	18	6	0	1	0	42	10	47	153	28	0	0	3	263	571
5010	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7
5011	2	1	0	2	9	0	0	60	0	0	1	0	0	7	82
5012	1	0	0	2	0	167	2	0	0	3	0	0	38	0	213
5013	1	0	0	4	0	0	0	17	0	0	0	0	0	1	23
5014	0	0	0	2	0	167	0	0	0	0	0	0	0	0	169
5015	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7
5101	0	0	0	0	0	7	0	0	0	0	0	0	0	0	7
5102	1	15	0	10	0	65	4	28	0	176	0	0	27	0	326
5103	203	33	0	16	2	142	4	14	20	110	0	0	1	19	564
5104	36	3	7	16	0	46	8	7	4	0	1	0	[illegible]	19	175
5105	0	0	0	0	0	25	0	0	0	0	0	0	0	0	25
5111	51	0	0	8	293	32	2	23	0	0	0	0	3	19	431
5112	40	1	4	15	0	45	5	0	5	12	0	0	10	7	144
5121	81	9	11	24	11	265	17	29	7	58	0	0	8	0	520

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

ASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
22	10	4	0	5	0	45	2	3	5	0	0	0	0	0
												DASZ	TOTAL =	74
131	0	0	0	0	15	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	15
132	44	3	4	22	0	61	4	7	8	0	0	0	81	172
												DASZ	TOTAL =	406
141	0	0	67	5	0	10	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	92
142	7	0	4	7	13	52	8	3	5	0	0	0	7	0
												DASZ	TOTAL =	106
143	14	3	0	1	0	14	2	6	6	1	1	0	7	1
												DASZ	TOTAL =	56
151	43	0	0	5	0	51	4	1	0	0	0	0	0	0
												DASZ	TOTAL =	104
152	11	0	0	3	0	15	0	7	0	0	0	0	3	19
												DASZ	TOTAL =	58
161	7	3	0	28	0	225	3	11	27	0	0	0	4	0
												DASZ	TOTAL =	308
162	46	4	4	17	0	137	4	4	0	4	1	0	19	293
												DASZ	TOTAL =	533
163	16	0	0	3	0	364	3	4	6	23	0	0	4	0
												DASZ	TOTAL =	423
171	70	3	0	17	0	4	0	0	0	0	0	0	0	14
												DASZ	TOTAL =	108
172	134	37	0	113	14	133	3	5	45	296	0	0	18	0
												DASZ	TOTAL =	793
173	46	3	0	10	0	78	10	7	16	0	1	0	17	0
												DASZ	TOTAL =	188
201	4	5	0	0	23	11	0	423	0	346	0	0	45	45
												DASZ	TOTAL =	902
211	0	4	0	5	0	3	4	5	0	0	0	0	3	0
												DASZ	TOTAL =	24
212	4	3	0	7	9	39	6	1	1	26	0	0	37	0
												DASZ	TOTAL =	133
213	12	0	0	0	0	40	1	112	0	62	0	0	288	20
												DASZ	TOTAL =	535
214	4	0	0	0	0	0	0	6	0	0	0	0	0	13
												DASZ	TOTAL =	23
221	0	13	0	0	0	11	2	205	0	0	0	0	0	0
												DASZ	TOTAL =	231
222	0	0	0	11	0	55	0	230	5	413	0	0	7	0
												DASZ	TOTAL =	721
231	0	3	0	0	58	7	0	165	0	0	0	0	0	1
												DASZ	TOTAL =	234
232	0	0	0	0	468	3	2	212	0	7	0	0	0	0
												DASZ	TOTAL =	692
233	4	0	0	0	0	0	0	58	0	0	0	0	0	0
												DASZ	TOTAL =	62
241	4	0	0	3	1	35	0	23	0	13	0	0	38	6
												DASZ	TOTAL =	123

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

SZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
42	14	11	0	0	1	24	9	7	0	40	1	0	90	0	197
43	0	0	0	0	0	7	0	0	0	29	0	0	9	0	45
44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
51	17	7	0	31	33	352	31	278	26	96	1	0	278	19	1169
61	164	40	1	246	588	168	24	105	28	47	0	0	3	72	1486
62	5	8	1	8	0	113	76	267	14	42	1	0	109	13	657
71	127	0	0	0	0	0	0	0	0	0	0	0	0	0	127
72	110	8	0	34	53	22	4	5	6	0	0	0	0	121	353
73	454	31	0	122	6	25	2	12	1	0	0	0	6	7	666
74	4	31	0	3	0	13	4	198	1	107	0	0	55	0	407
01	0	1	0	1	64	68	2	174	0	97	0	0	31	0	438
11	0	3	0	1	0	26	7	0	0	85	0	0	64	19	205
12	0	6	0	0	199	26	6	1	1	3	0	0	0	26	268
21	0	0	0	0	0	0	0	25	0	2148	0	50	0	0	2223
22	0	0	0	0	0	15	0	26	0	43	0	0	0	42	126
31	2	0	0	0	0	49	0	10	0	199	16	0	1	12	289
01	0	0	0	3	0	0	0	0	0	0	0	0	3	19	25
02	40	0	0	3	1	7	0	0	5	3	1	0	4	0	64
11	0	0	0	0	0	7	0	0	0	80	0	0	3	1	91
12	0	0	0	0	0	15	1	6	0	33	0	0	55	0	111
21	0	0	8	0	0	122	0	3	0	19	0	0	0	0	152
22	0	0	0	0	0	0	0	4	0	0	0	0	0	35	39
31	0	0	0	0	0	6	0	0	0	1	1	0	0	19	27
01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02	0	0	0	0	0	0	0	10	5	5	0	0	4	0	24

A 9797

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 9798

SZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
03	4	0	0	0	0	9	0	0	0	0	0	0	3	0	16
04	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	54	3	4	12	0	88	18	10	26	0	11	0	71	18	315
12	35	6	4	10	0	19	3	0	0	13	6	0	4	0	100
21	11	0	0	0	0	0	0	0	0	0	6	0	3	0	20
22	5	3	0	3	0	0	0	0	0	13	3	0	5	0	32
23	7	0	0	1	0	20	2	0	0	25	3	0	3	0	61
24	44	0	0	3	28	16	2	3	0	0	6	0	0	38	140
31	6	1	0	5	0	15	4	3	0	1	26	0	17	0	78
32	80	1	0	5	2	29	9	6	0	0	27	0	5	5	179
01	4	0	1	10	0	321	5	4	5	27	1	0	8	0	386
02	5	1	0	16	0	95	1	2	3	17	4	0	5	37	185
03	4	1	0	8	0	11	5	0	0	0	3	0	3	0	35
11	51	4	0	14	0	144	7	4	8	13	5	0	45	0	205
12	41	0	0	3	0	15	6	0	1	15	6	0	10	11	108
13	32	3	0	4	0	59	16	2	0	42	1	0	43	24	226
21	68	6	4	16	2	35	10	15	5	0	6	0	28	27	222
22	38	9	4	41	3	134	16	22	6	35	5	0	30	13	356
631	79	4	0	9	0	27	2	15	0	21	18	0	62	39	275
632	153	0	0	0	0	0	0	0	0	0	0	0	3	0	156
633	139	3	0	17	0	107	13	7	0	26	7	0	80	78	476
634	13	6	0	12	0	73	13	0	5	6	8	0	10	0	146
635	0	0	0	0	0	30	2	0	0	0	0	0	6	0	38
636	0	3	0	5	0	34	2	3	0	0	0	0	0	0	47
637	10	0	0	0	0	19	2	7	0	0	0	0	7	19	64

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5641	66	0	0	9	34	27	4	5	0	1	12	0	16	56
												DASZ TOTAL =		230
5701	0	0	0	0	0	0	0	0	0	20	0	0	0	0
												DASZ TOTAL =		20
5702	0	0	0	0	0	7	0	0	0	0	0	0	0	0
												DASZ TOTAL =		7
5711	0	0	0	3	0	4	2	0	0	0	0	0	72	0
												DASZ TOTAL =		81
5712	0	0	0	0	0	11	0	0	0	0	0	0	0	1
												DASZ TOTAL =		12
5713	0	0	0	0	0	5	0	0	0	42	0	0	11	0
												DASZ TOTAL =		58
5721	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		0
5722	51	0	0	0	1	11	4	1	5	13	1	0	6	1
												DASZ TOTAL =		94
5801	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		0
5802	0	0	0	5	0	0	2	0	0	0	0	0	0	45
												DASZ TOTAL =		52
5803	135	0	0	0	0	4	0	0	0	1	0	0	0	0
												DASZ TOTAL =		140
5811	69	6	1	48	0	89	5	4	9	1	1	0	20	0
												DASZ TOTAL =		253
5812	107	3	0	0	0	11	2	3	0	2	0	0	1	0
												DASZ TOTAL =		129
5821	13	12	4	32	0	88	16	14	5	1	0	0	11	0
												DASZ TOTAL =		196
5822	0	6	4	0	0	8	2	7	0	1	0	0	16	0
												DASZ TOTAL =		44
5831	0	0	0	3	0	176	2	3	5	0	0	108	3	0
												DASZ TOTAL =		300
5832	0	4	0	4	0	19	7	2	0	0	1	0	13	19
												DASZ TOTAL =		69
5833	66	6	4	23	0	121	6	11	32	22	1	0	11	0
												DASZ TOTAL =		303
6001	7	0	0	10	0	132	33	103	5	55	0	1	31	9
												DASZ TOTAL =		386
6002	65	160	0	38	0	234	29	70	5	163	1	0	45	45
												DASZ TOTAL =		855
6011	77	0	4	17	0	208	4	0	0	0	1	0	47	0
												DASZ TOTAL =		358
6012	18	13	0	15	41	93	9	3	43	1	0	0	4	0
												DASZ TOTAL =		240
6021	51	68	8	41	0	235	19	81	41	74	1	0	96	0
												DASZ TOTAL =		715
6031	10	3	0	3	38	31	7	2	0	14	4	0	0	0
												DASZ TOTAL =		112
6032	0	4	0	7	0	4	4	137	2	145	1	2	83	0
												DASZ TOTAL =		389

A 9799

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A 9800

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

ASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
033	39	0	0	20	0	21	6	0	5	0	1	0	6	0
												DASZ TOTAL =		98
034	3	0	29	6	0	42	0	4	0	0	1	0	3	0
												DASZ TOTAL =		88
041	0	0	0	0	0	6	5	29	0	0	1	0	16	0
												DASZ TOTAL =		57
042	27	14	0	28	0	151	21	29	45	0	12	169	282	0
												DASZ TOTAL =		777
043	3	0	0	3	0	15	4	0	7	49	5	0	52	0
												DASZ TOTAL =		138
044	4	0	0	15	0	88	7	3	5	64	6	0	59	113
												DASZ TOTAL =		353
051	37	0	0	0	0	4	2	0	0	0	1	0	9	0
												DASZ TOTAL =		53
052	3	0	0	0	0	10	2	1	0	15	0	0	21	0
												DASZ TOTAL =		52
053	0	0	0	0	0	0	0	0	0	103	0	0	0	49
												DASZ TOTAL =		152
054	0	4	0	3	0	4	0	0	0	0	0	0	0	0
												DASZ TOTAL =		11
061	3	15	0	0	0	22	2	8	0	39	0	0	10	0
												DASZ TOTAL =		99
062	141	4	0	3	0	39	4	8	5	47	0	0	65	29
												DASZ TOTAL =		345
063	1	0	0	0	0	0	7	0	0	0	0	0	0	0
												DASZ TOTAL =		8
071	0	0	8	0	0	44	0	18	0	0	0	0	41	40
												DASZ TOTAL =		151
072	55	4	17	0	0	28	0	27	0	0	2	0	11	0
												DASZ TOTAL =		144
073	0	20	8	3	0	90	3	102	0	90	0	0	37	193
												DASZ TOTAL =		546
074	7	3	0	0	107	7	19	71	0	13	0	0	261	71
												DASZ TOTAL =		559
075	0	0	0	0	0	0	4	0	0	0	0	0	3	0
												DASZ TOTAL =		7
076	0	3	0	0	0	11	2	37	0	68	0	0	95	0
												DASZ TOTAL =		216
077	0	3	0	0	0	0	0	9	28	46	0	0	5	0
												DASZ TOTAL =		91
078	0	0	0	0	0	4	0	0	16	0	0	0	0	0
												DASZ TOTAL =		20
101	46	22	0	12	0	53	7	3	4	4	9	0	24	0
												DASZ TOTAL =		184
111	7	3	0	3	0	9	0	3	6	20	8	0	3	0
												DASZ TOTAL =		62
112	3	0	0	3	0	20	0	9	0	0	5	0	5	0
												DASZ TOTAL =		45
113	131	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		131

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1995 DEVELOPMENT PATTERNS

1979 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	I.C.U.	DASZ TOTAL =
6114	7	0	0	3	0	4	0	11	0	0	1	0	13	0	39
6115	3	0	0	6	0	5	0	0	0	0	7	0	11	29	61
6116	3	10	0	5	0	7	4	0	0	15	3	0	0	41	88
6117	38	0	0	0	9	14	0	0	0	0	4	0	0	0	65
6121	14	0	0	5	0	8	2	0	4	0	25	0	18	0	76
6122	68	0	0	7	0	29	0	5	25	0	19	0	40	0	193
6123	3	4	0	0	0	7	0	0	0	1	3	0	7	0	25
6131	69	4	0	12	0	28	6	3	12	0	5	0	38	0	177
6141	51	9	0	8	0	29	8	8	23	1	0	0	100	0	237
6142	12	0	0	13	0	57	1	7	0	0	0	0	33	0	123
6151	4	0	0	3	0	0	0	0	0	0	0	0	0	29	36
6152	7	3	0	6	0	38	0	0	0	0	1	0	11	29	95
6153	37	5	0	0	0	9	2	1	6	0	0	0	23	29	112
6154	4	0	0	0	423	4	0	0	0	0	0	0	7	0	438
6201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6212	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3
6213	81	0	0	3	0	0	0	0	0	0	0	0	0	0	84
6214	0	3	0	3	0	1	0	0	0	21	0	0	5	0	33
6215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6221	0	0	0	0	0	4	1	0	0	0	0	0	3	0	8
6222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6223	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
6301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

A 9801

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A 9802

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
6311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6402	40	0	0	9	0	27	4	7	0	0	0	0	78	0	165
6403	0	3	0	3	0	24	0	0	51	0	0	0	0	0	81
6404	0	0	0	0	0	7	0	0	0	296	0	0	0	287	590
6405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6406	0	0	0	2	0	4	0	0	0	0	0	0	0	0	6
6411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6412	0	0	4	3	0	4	0	0	0	0	0	0	0	0	11
6413	19	0	0	0	0	0	2	0	0	0	0	0	0	33	54
6501	40	0	0	0	0	7	0	3	0	13	5	0	0	0	68
6502	77	0	0	7	0	56	2	2	0	0	5	0	3	0	152
6503	65	34	7	11	8	129	4	13	11	5	25	2	60	0	374
6504	23	0	7	4	0	81	7	4	0	3	25	0	19	33	206
6511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6513	0	3	0	0	0	0	0	0	0	0	1	0	0	0	4
6521	7	0	0	0	0	0	0	0	0	0	0	0	3	0	10
6522	0	0	0	3	0	7	0	0	0	0	0	0	0	0	10
6523	113	0	0	0	0	0	0	0	0	0	0	0	0	0	113
7001	0	6	1	0	64	0	3	0	0	54	0	0	115	1	244
7002	42	4	1	5	0	547	4	173	14	109	0	0	281	1	1181
7011	14	8	0	0	0	161	6	115	0	181	0	0	343	192	1020
7012	20	0	0	0	0	8	0	25	8	0	0	0	4	0	65
7021	11	10	0	6	0	44	4	25	0	13	0	0	15	0	128

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7022	71	3	0	9	0	8	3	4	0	13	2	0	26	0	139
7023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7031	109	0	0	2	0	4	0	0	0	0	0	0	0	0	115
7032	6	8	0	2	0	62	4	7	4	13	0	0	6	0	112
7033	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7
7034	5	3	1	11	0	62	4	0	0	3	0	0	5	0	94
7041	17	6	0	8	0	338	9	20	48	39	0	0	91	24	600
7042	22	0	1	6	0	93	3	6	0	13	0	0	10	19	173
7043	30	17	0	12	0	117	12	18	22	0	2	0	25	19	274
7051	0	5	2	0	0	20	0	39	0	13	0	0	89	42	210
7052	1	0	22	0	0	20	0	0	0	15	0	0	0	0	58
7101	7	3	1	3	15	9	0	1	18	0	2	0	6	0	65
7111	0	0	0	0	395	5	0	0	0	0	0	0	0	0	400
7112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7113	0	0	0	0	455	0	0	1	0	0	0	0	0	0	456
7121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7201	0	4	0	1	0	7	2	9	0	0	0	0	0	22	45
7202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

A 9803

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7301	0	0	4	0	0	1	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	5
7401	14	3	1	5	0	39	3	2	0	0	0	0	10	0
												DASZ	TOTAL =	77
7402	4	3	0	5	0	32	0	0	3	1	3	0	0	0
												DASZ	TOTAL =	51
7403	65	9	0	31	0	148	33	8	51	1	2	0	59	19
												DASZ	TOTAL =	426
7411	13	7	0	5	0	26	2	0	5	26	0	0	9	0
												DASZ	TOTAL =	93
7412	45	7	2	6	0	44	2	0	5	0	0	0	15	0
												DASZ	TOTAL =	126
7413	0	1	0	11	0	65	0	5	10	0	0	0	0	0
												DASZ	TOTAL =	92
7421	86	0	0	3	0	8	2	1	2	0	0	0	10	0
												DASZ	TOTAL =	112
7422	3	0	0	0	0	15	2	0	16	0	0	0	12	0
												DASZ	TOTAL =	48
7423	27	8	0	3	0	15	2	2	0	1	2	0	7	30
												DASZ	TOTAL =	97
7424	52	3	2	12	0	45	4	7	0	1	0	0	34	0
												DASZ	TOTAL =	160
7431	31	10	4	3	0	33	1	6	0	1	0	0	4	0
												DASZ	TOTAL =	93
7432	59	0	0	5	32	15	1	1	0	1	0	0	0	0
												DASZ	TOTAL =	114
7433	24	0	0	0	0	0	0	0	0	1	0	0	0	0
												DASZ	TOTAL =	25
7434	1	2	7	0	0	17	0	2	0	1	0	0	11	0
												DASZ	TOTAL =	41
7435	37	0	0	0	0	4	0	0	0	0	2	0	0	0
												DASZ	TOTAL =	43
7441	0	0	0	0	0	0	0	0	5	0	0	0	39	0
												DASZ	TOTAL =	44
7442	0	0	0	0	0	0	0	3	0	0	0	0	0	0
												DASZ	TOTAL =	3
7443	6	5	0	0	0	7	0	0	5	13	0	0	0	0
												DASZ	TOTAL =	36
7444	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7445	89	5	2	1	0	25	2	4	0	0	0	0	17	0
												DASZ	TOTAL =	145
7451	0	4	0	3	0	11	0	1	0	0	0	0	2	0
												DASZ	TOTAL =	21
7452	4	7	0	5	0	11	0	0	0	0	0	0	3	0
												DASZ	TOTAL =	30
7453	0	0	0	0	0	8	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	8
7454	0	0	2	0	0	0	1	0	0	0	0	0	16	0
												DASZ	TOTAL =	19

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7461	18	0	4	9	0	23	0	3	0	0	0	0	0	0	57
7462	14	6	0	4	0	20	3	4	21	13	0	0	10	0	95
7463	43	0	7	3	0	21	3	0	0	13	0	0	7	34	131
7464	52	10	0	4	0	15	4	3	2	12	2	0	13	0	117
7501	21	5	0	8	0	39	2	0	10	0	0	0	100	0	185
7502	89	0	0	0	0	4	0	0	0	0	0	0	0	0	93
7503	0	0	0	11	0	73	3	0	0	0	0	0	10	0	97
7504	0	0	0	0	11	0	0	1	0	2	0	0	0	0	14
7511	53	8	0	10	0	29	2	4	11	0	0	0	18	0	135
7512	42	11	0	22	0	168	2	5	127	2	0	0	7	0	386
7521	85	7	0	14	71	78	4	0	0	13	0	0	4	20	296
7522	59	3	3	3	0	7	3	6	2	0	2	0	65	0	153
7531	8	5	0	9	0	28	2	0	5	0	0	0	21	0	78
7532	30	3	0	0	0	8	2	0	19	23	0	0	9	0	94
7533	0	0	0	0	0	4	0	0	140	0	0	0	0	0	144
7534	2	0	0	0	0	0	0	0	0	13	0	0	0	0	15
7535	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7541	0	0	0	24	0	4	0	0	0	0	0	0	0	0	23
7542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7551	0	0	0	0	0	4	0	0	0	0	0	0	0	0	4
7552	139	0	0	6	0	9	0	0	0	0	0	0	0	0	154
7553	70	37	0	8	0	12	1	1	0	0	0	0	3	25	157
7561	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19

A 9805

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 9806

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7562	0	6	0	24	0	14	2	0	0	0	0	0	6	0
													DASZ TOTAL =	52
7571	57	3	8	12	0	50	4	0	1	13	0	0	6	0
													DASZ TOTAL =	154
7572	7	6	0	5	0	5	4	1	1	24	1	0	0	19
													DASZ TOTAL =	73
7601	94	15	4	25	105	104	5	6	42	24	0	0	17	3
													DASZ TOTAL =	444
7602	63	13	4	15	0	110	3	6	94	24	2	0	187	2
													DASZ TOTAL =	523
7603	69	10	40	7	0	128	3	1	11	12	10	0	9	3
													DASZ TOTAL =	303
7611	23	13	0	32	0	291	0	0	12	26	0	0	52	0
													DASZ TOTAL =	449
7612	44	0	0	0	0	30	0	3	2	0	0	0	3	0
													DASZ TOTAL =	82
7613	0	0	0	0	0	4	0	0	0	0	0	0	0	0
													DASZ TOTAL =	4
7614	4	0	0	0	0	4	2	0	4	0	0	0	0	0
													DASZ TOTAL =	14
7621	54	11	0	7	0	31	2	2	5	0	0	0	9	10
													DASZ TOTAL =	131
7622	77	5	2	4	0	19	0	0	0	1	2	0	32	0
													DASZ TOTAL =	142
7623	4	0	0	0	0	4	0	3	0	0	0	0	0	0
													DASZ TOTAL =	11
7631	17	14	0	3	0	31	0	4	10	13	0	0	36	0
													DASZ TOTAL =	128
7632	46	7	0	4	0	30	2	7	4	25	0	0	35	0
													DASZ TOTAL =	160
7633	0	0	0	3	0	0	0	0	0	0	0	0	0	0
													DASZ TOTAL =	3
7634	5	0	0	3	0	16	0	3	0	0	0	0	20	0
													DASZ TOTAL =	47
7635	182	0	0	0	0	4	0	0	11	0	0	0	13	0
													DASZ TOTAL =	210
7641	16	10	32	14	0	74	9	5	12	8	1	4	4	19
													DASZ TOTAL =	208
7642	65	28	8	32	0	121	11	12	57	13	1	0	80	19
													DASZ TOTAL =	447
7651	67	50	0	24	0	109	2	17	18	0	25	0	88	57
													DASZ TOTAL =	457
7652	5	0	4	24	0	120	0	0	154	0	0	0	0	0
													DASZ TOTAL =	307
7661	0	0	0	0	0	9	0	0	0	0	1	0	0	0
													DASZ TOTAL =	10
7662	85	9	2	39	0	45	3	3	5	0	0	0	22	2
													DASZ TOTAL =	215
7671	15	0	0	0	8	0	0	0	0	0	0	0	0	0
													DASZ TOTAL =	23

.22

1995 DEVELOPMENT PATTERNS

1972 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7672	8	0	0	30	0	1300	0	0	36	0	0	0	0	0	1374
7673	156	0	0	0	0	39	2	0	30	0	0	0	0	0	227
7674	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24
7675	41	0	0	0	0	8	0	0	0	1	0	0	0	0	50
7676	4	7	2	74	0	1389	5	0	66	0	0	0	0	0	1547
7677	59	0	0	0	0	10	0	3	0	0	0	0	0	0	72
8001	225	0	4	19	0	214	0	49	0	0	0	0	0	1	512
8002	10	3	0	0	0	90	1	5	0	0	0	0	0	0	109
8011	2410	0	0	0	362	13	0	0	0	14	0	0	0	0	2799
8012	0	14	4	0	200	0	1	24	0	0	2	0	32	0	277
8013	8	0	0	0	0	4	1	0	0	0	0	0	0	0	13
8021	85	25	4	36	0	251	23	9	6	17	0	0	1	6	453
8022	55	4	0	6	0	209	2	53	14	1	2	0	1	0	347
8023	406	5	0	3	0	14	0.	0	80	0	0	0	1	0	509
8031	1298	10	0	42	0	212	2	15	26	197	0	0	7	0	1809
8032	60	3	0	0	0	0	0	0	0	0	0	0	0	0	63
8041	248	90	19	48	196	441	43	339	265	32	2	0	71	7	1801
8051	407	0	3	0	0	2	0	0	0	0	0	0	84	0	496
8052	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8
8061	6	50	7	11	0	36	6	5	6	90	4	0	8	0	229
8062	23	7	0	7	367	47	0	0	12	39	2	0	34	7	554
8071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8072	0	0	0	0	0	1	1	0	5	0	0	0	0	0	7
8081	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
8082	0	0	0	0	0	11	5	0	0	0	0	0	3	0	19

A 9807

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
8083	0	2	0	0	5	0	0	32	1	50	0	0	0	19
												DASZ	TOTAL =	109
8101	109	15	0	18	0	38	3	12	30	1	0	0	11	0
												DASZ	TOTAL =	237
8102	19	0	0	7	0	39	19	20	5	1	0	0	7	2
												DASZ	TOTAL =	119
8111	595	7	0	1	981	0	0	4	0	0	0	0	0	0
												DASZ	TOTAL =	1588
8112	112	19	19	39	0	105	2	0	15	13	0	0	18	0
												DASZ	TOTAL =	342
8113	13	5	0	4	0	42	0	21	11	0	0	0	17	0
												DASZ	TOTAL =	113
8121	14	6	0	11	0	36	2	2	20	0	0	0	17	0
												DASZ	TOTAL =	108
8122	10	0	11	4	0	25	0	6	70	25	2	0	2	0
												DASZ	TOTAL =	155
8123	0	0	0	0	0	71	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	71
8131	41	24	7	94	230	316	13	59	67	0	9	0	38	0
												DASZ	TOTAL =	898
8132	114	118	14	19	0	79	0	18	31	13	3	0	132	0
												DASZ	TOTAL =	541
8133	6	0	0	0	0	0	0	0	0	0	0	0	0	1
												DASZ	TOTAL =	7
8141	107	30	4	16	0	275	4	90	168	6	2	0	7	0
												DASZ	TOTAL =	709
8142	59	27	4	17	0	55	4	10	30	0	0	0	28	0
												DASZ	TOTAL =	234
8143	4	0	0	0	0	0	0	0	0	0	0	0	0	1
												DASZ	TOTAL =	5
8144	0	0	0	1	0	139	0	0	37	0	0	0	0	0
												DASZ	TOTAL =	177
8151	333	107	24	112	2229	295	16	119	1123	71	0	0	77	9
												DASZ	TOTAL =	4515
8152	6	187	0	8	150	30	5	0	5	0	0	0	6	14
												DASZ	TOTAL =	411
8161	358	144	39	92	0	554	18	157	444	403	0	0	138	20
												DASZ	TOTAL =	2367
8162	7	0	0	7	0	176	3	3	16	0	0	0	0	0
												DASZ	TOTAL =	212
8171	116	43	30	62	0	243	11	23	128	13	0	0	36	12
												DASZ	TOTAL =	717
8172	26	6	6	18	0	40	4	0	23	0	2	0	3	0
												DASZ	TOTAL =	128
8201	91	96	13	23	0	93	12	148	374	0	0	0	96	0
												DASZ	TOTAL =	946
8202	7	7	0	5	0	21	0	17	19	13	0	1	0	1
												DASZ	TOTAL =	91
8211	119	16	7	17	0	258	4	75	90	9	0	0	10	0
												DASZ	TOTAL =	605

1985 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8221	4	1	177	1	185	0	0	0	0	0	0	0	49	1788	2205
8231	54	5	4	4	0	78	18	4	15	0	6	0	62	0	250
8232	8	4	36		0	132	9	10	5	0	0	0	12	23	239
8233	42	20	3	21	0	265	10	2	70	16	0	0	68	0	517
8234	54	15	4	32	0	140	17	26	60	22	0	2	218	1	591
8241	57	0	0	0	0	0	0	0	0	0	0	0	0	0	57
8242	13	10	0	6	0	36	2	8	5	0	3	0	7	0	90
8243	33	12	11	39	0	160	4	6	9	13	0	0	18	0	305
8244	33	5	0	13	0	29	4	0	11	7	0	0	310	11	423
8251	0	0	0	0	47	4	0	0	0	0	0	0	0	0	51
8252	0	1	0	0	0	1	1	0	0	0	0	0	0	0	3
8261	12	0	0	63	0	148	10	10	3	18	0	0	320	90	674
8262	13	16	19	18	0	65	10.	0	2	0	0	0	24	0	167
8263	44	8	0	4	0	52	4	0	0	0	1	0	14	0	127
8271	10	7	0	13	0	20	4	1	0	0	0	0	19	0	74
8272	3	4	0	2	0	5	2	7	0	14	0	0	29	1	66
8273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8281	3	0	0	10	0	27	0	0	0	0	0	0	0	0	40
8282	0	1	0	14	0	26	1	4	0	1	1	0	0	0	48
8301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8311	1	0	0	12	0	4	0	1	7	1	0	0	28	0	54
8312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8321	0	0	0	12	0	1	0	0	0	243	0	0	0	0	256

1995 DEVELOPMENT PATTERNS

1979 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 5810

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8322	0	0	0	0	0	0	0	0	0	0	0	0	0		0
8401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8402	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15
8411	13	0	0	0	7085	7	0	0	0	0	0	0	0	0	7105
8412	41	0	0	0	0	4	0	0	0	0	0	0	0	0	45
8413	0	0	0	5	301	11	0	4	0	0	0	0	0	403	724
8414	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40
8415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8421	76	0	0	0	1300	0	0	0	0	0	0	0	0	0	1376
8422	1365	0	0	0	0	17	0	0	0	0	0	0	0	0	1392
8423	9	0	0	0	0	0	2	0	0	0	0	0	10	0	21
8431	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
8432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8433	72	0	0	9	0	10	0	4	0	0	0	0	0	0	95
8434	19	8117	0	0	3100	3	0	0	0	0	0	0	0	10	11249
8441	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
8501	0	6	0	4	0	30	2	0	0	0	0	0	7	0	49
8502	57	11	21	4	0	23	0	1	1	3	0	0	3	0	124
8511	4	6	0	3	0	8	2	0	0	0	1	0	0	0	24
8512	103	16	36	72	0	223	3	11	35	26	0	5	6	0	536
8513	8	0	0	27	0	131	3	0	0	13	0	0	0	18	200
8514	7	0	0	3	0	3	0	2	3	0	0	0	0	0	18
8521	24	4	4	11	0	12	0	0	83	0	4	0	13	0	155
8522	123	24	5	40	0	323	13	62	238	100	1	18	93	36	1081
8523	0	13	4	38	0	391	2	4	49	0	0	0	0	0	501

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1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	I.C.U.	DASZ TOTAL =
8524	165	0	0	0	0	4	0	0	0	0	0	0	0	0	169
8531	36	25	28	72	0	156	30	74	30	25	0	0	35	19	530
8532	0	0	8	0	0	0	0	4	0	0	0	0	6	0	18
8533	0	0	0	0	0	260	0	0	0	0	0	0	0	0	260
8534	17	37	0	35	0	204	20	33	11	64	0	0	122	0	523
8535	97	4	0	8	0	50	6	3	0	0	1	0	19	0	188
8541	69	432	10	50	0	248	16	15	40	183	0	0	7	0	1070
8542	31	5	0	12	0	20	2	0	16	0	1	0	8	0	95
8551	36	9	0	13	0	61	2	12	5	26	0	0	14	0	179
8552	0	0	0	0	0	9	0	0	0	0	0	0	0	0	9
8561	81	23	7	48	0	64	14	65	0	4	1	0	4	0	311
8601	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTL	19069	11521	1043	4086	24700	24189	1386	6300	7896	9200	500	400	8510	6600	

GRAND TOTAL = 125400

A 9811

A 9812

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5000	0	6	0	2	0	0	1	5	0	0	0	3	0	6	23
5001	0	2	0	1	0	0	0	8	0	0	0	4	0	5	20
5002	0	0	0	2	0	0	0	13	0	0	0	2	0	6	23
5003	0	0	0	1	0	0	0	7	0	0	0	2	0	4	14
5004	0	0	0	0	0	0	0	8	0	0	0	3	0	3	14
5005	0	7	0	3	0	0	0	5	0	0	0	4	0	6	25
5006	0	0	0	1	0	0	0	2	0	0	0	7	0	3	13
5007	0	0	0	2	0	0	0	8	0	0	0	0	0	3	13
5008	0	0	0	1	0	0	0	18	0	0	0	0	0	6	25
5009	0	3	0	3	0	0	0	11	0	0	0	1	0	7	25
5010	0	0	0	0	0	0	0	0	0	5	0	0	0	1	6
5011	0	0	0	0	0	0	0	0	1	2	0	6	2	1	12
5012	0	0	0	0	0	0	0	2	0	2	0	0	0	0	4
5013	0	2	0	1	0	0	0	2	0	3	0	0	0	2	10
5014	1	0	0	1	0	0	0	1	1	0	0	0	0	1	5
5015	0	0	0	0	0	0	0	0	0	4	0	0	0	3	7
5101	0	5	0	4	0	0	1	1	1	2	0	0	0	1	15
5102	8	26	0	4	0	0	0	7	3	12	0	0	0	15	75
5103	3	30	0	7	0	0	0	16	0	0	0	4	4	16	80
5104	0	82	4	12	0	0	3	11	0	0	0	0	0	28	140
5105	7	6	0	1	0	0	1	1	0	0	0	0	0	4	20
5111	12	44	0	2	0	0	3	7	2	17	1	8	0	24	120
5112	2	85	0	2	0	0	2	10	0	0	5	2	12	30	150
5121	3	137	0	16	0	0	0	23	0	39	5	7	34	66	330

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5122	0	15	0	2	0	0	0	3	2	0	0	0	0	6	28
5131	0	4	0	1	0	0	0	0	0	0	0	0	139	16	160
5132	0	59	1	18	0	0	0	11	0	0	0	0	0	23	112
5141	0	1	0	0	0	0	0	139	0	0	0	0	40	20	200
5142	4	13	0	2	0	0	3	12	0	0	0	0	0	6	40
5143	2	97	0	2	0	0	4	2	0	0	0	4	17	32	160
5151	86	18	0	0	0	12	0	9	0	0	8	6	46	45	230
5152	142	65	0	2	0	7	17	1	0	0	0	0	54	72	360
5161	4	29	0	2	0	1	2	15	0	0	0	0	0	12	65
5162	3	41	0	4	0	0	5	7	3	9	0	0	0	18	90
5163	0	6	0	3	0	0	1	10	0	0	0	0	1	4	25
5171	0	1	0	5	0	0	0	1	0	0	10	5	0	2	24
5172	0	51	0	19	0	0	4	13	0	0	0	3	0	30	120
5173	0	67	3	10	0	0	0	4	0	0	1	7	0	23	115
5201	36	33	0	1	0	0	0	0	171	74	0	0	0	35	350
5211	4	40	0	1	0	0	1	2	0	0	0	0	0	12	60
5212	0	50	0	4	0	0	2	3	0	0	1	0	0	15	75
5213	3	17	0	1	0	0	2	9	2	18	3	1	0	14	70
5214	5	4	0	0	0	0	10	2	0	0	0	0	0	9	30
5221	0	0	0	0	0	0	0	1	6	8	0	0	0	1	16
5222	1	3	0	0	0	0	5	4	12	17	0	0	10	13	65
5231	0	0	0	0	0	0	0	0	16	11	0	0	0	3	30
5232	0	2	0	1	0	0	0	0	26	39	0	0	0	7	75
5233	0	1	0	0	0	0	0	0	7	5	0	0	0	2	15
5241	12	48	0	1	0	0	0	0	1	10	0	0	0	13	85

A 9813

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
5242	10	40	0	2	0	0	16	36	16	36	5	47	0	52
												DASZ	TOTAL =	260
5243	7	5	0	0	0	0	1	1	1	1	0	0	0	4
												DASZ	TOTAL =	20
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	16
												DASZ	TOTAL =	16
5251	0	13	0	2	0	0	3	8	20	38	0	0	0	21
												DASZ	TOTAL =	105
5261	0	17	2	6	0	0	0	0	3	18	0	20	0	18
												DASZ	TOTAL =	84
5262	1	15	0	2	0	0	2	11	2	14	0	0	6	17
												DASZ	TOTAL =	70
5271	0	0	0	0	0	0	0	0	0	0	1	4	0	1
												DASZ	TOTAL =	6
5272	3	22	2	6	0	0	1	4	0	0	0	2	0	10
												DASZ	TOTAL =	50
5273	6	36	0	3	0	0	1	12	1	5	0	7	10	14
												DASZ	TOTAL =	95
5274	0	1	0	0	0	0	0	0	4	20	0	0	0	3
												DASZ	TOTAL =	28
5301	34	55	0	1	0	0	21	83	0	9	65	2	135	45
												DASZ	TOTAL =	450
5311	54	66	0	2	0	0	2	10	0	46	0	0	4	46
												DASZ	TOTAL =	230
5312	105	24	0	0	0	0	0	12	5	19	12	11	0	47
												DASZ	TOTAL =	235
5321	298	2	0	0	0	0	0	0	0	240	0	0	0	60
												DASZ	TOTAL =	600
5322	400	0	0	0	0	0	0	0	0	50	0	0	0	50
												DASZ	TOTAL =	500
5331	247	15	0	0	0	0	0	0	0	174	0	0	261	173
												DASZ	TOTAL =	870
5401	210	49	0	1	0	0	0	0	0	0	0	0	60	80
												DASZ	TOTAL =	400
5402	241	78	0	1	0	0	0	0	400	0	0	0	240	240
												DASZ	TOTAL =	1200
5411	481	75	1	3	0	0	48	32	0	0	0	0	0	160
												DASZ	TOTAL =	800
5412	399	1	0	0	0	0	0	30	30	30	0	0	0	120
												DASZ	TOTAL =	600
5421	0	1	0	0	0	0	57	6	849	213	0	0	0	124
												DASZ	TOTAL =	1250
5422	674	1	0	0	0	0	44	1	0	0	0	0	0	180
												DASZ	TOTAL =	900
5431	1487	13	0	0	0	0	100	0	0	0	0	0	0	400
												DASZ	TOTAL =	2000
5501	4669	0	0	0	0	0	311	0	0	0	311	0	0	934
												DASZ	TOTAL =	6225
5502	704	46	0	0	0	0	49	1	0	0	50	0	0	150
												DASZ	TOTAL =	1000

A 9814

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
5503	763	51	0	0	0	0	54	67	0	0	0	0	0	15	DASZ TOTAL = 1100
5504	4050	0	0	0	0	0	270	0	0	0	270	0	0	810	DASZ TOTAL = 5400
5511	678	228	0	4	0	0	32	33	0	0	62	3	0	260	DASZ TOTAL = 1300
5512	127	50	1	4	0	0	8	8	0	0	53	13	0	66	DASZ TOTAL = 330
5521	304	145	0	1	0	0	28	2	0	0	0	0	0	120	DASZ TOTAL = 600
5522	281	13	0	0	0	0	0	0	0	0	0	0	20	30	DASZ TOTAL = 400
5523	225	37	0	0	0	0	12	12	0	0	0	0	95	94	DASZ TOTAL = 475
5524	333	116	0	1	0	1	38	3	0	0	0	0	163	164	DASZ TOTAL = 820
5531	993	201	0	1	0	0	76	4	0	0	0	0	0	320	DASZ TOTAL = 1600
5532	877	317	0	6	0	0	76	4	0	0	0	0	0	320	DASZ TOTAL = 1600
5601	101	62	2	3	0	2	13	12	0	5	0	0	0	50	DASZ TOTAL = 250
5602	132	92	9	9	0	0	10	10	0	0	0	0	20	90	DASZ TOTAL = 400
5603	51	54	0	0	0	0	4	3	0	0	0	0	9	30	DASZ TOTAL = 150
5611	121	85	0	5	0	2	12	12	0	0	0	3	0	60	DASZ TOTAL = 300
5612	34	63	1	3	0	0	6	6	0	0	8	5	25	50	DASZ TOTAL = 250
5613	40	58	1	8	0	0	1	6	0	0	1	2	23	35	DASZ TOTAL = 175
5621	155	143	0	8	0	0	22	23	0	0	4	5	0	90	DASZ TOTAL = 450
5622	120	217	0	11	0	2	35	35	0	0	0	0	140	140	DASZ TOTAL = 700
5631	532	261	0	7	0	0	130	30	0	0	0	0	0	240	DASZ TOTAL = 1200
5632	26	2	0	0	0	0	0	0	0	0	11	11	0	5	DASZ TOTAL = 55
5633	135	251	12	6	0	1	16	17	0	0	22	10	0	130	DASZ TOTAL = 650
5634	137	179	0	8	0	1	17	16	0	0	16	16	130	130	DASZ TOTAL = 650
5635	31	20	1	2	0	0	0	2	0	0	0	0	15	8	DASZ TOTAL = 80
5636	29	48	0	0	0	0	2	1	0	0	0	0	0	20	DASZ TOTAL = 100
5637	36	82	0	5	0	0	6	5	0	0	0	0	0	46	DASZ TOTAL = 230

A 9815

A 9816

1995 DEVELOPMENT PATTERNS

1979 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
5641	194	317	0	5	0	2	7	7	19	2	4	3	0	140
												DASZ TOTAL =		700
5701	1190	2	0	0	0	0	74	1	0	0	0	0	0	223
												DASZ TOTAL =		1490
5702	65	0	0	0	0	0	9	1	27	3	0	0	0	15
												DASZ TOTAL =		100
5711	113	12	54	1	0	3	18	13	15	58	0	0	0	73
												DASZ TOTAL =		355
5712	555	9	6	0	0	0	61	1	16	296	63	0	0	250
												DASZ TOTAL =		1250
5713	604	7	49	1	0	5	55	1	83	83	0	0	0	222
												DASZ TOTAL =		1110
5721	570	0	0	0	0	0	38	0	0	0	0	0	0	152
												DASZ TOTAL =		760
5722	367	188	0	0	0	0	82	1	0	0	56	37	9	185
												DASZ TOTAL =		925
5801	503	2	0	0	0	0	0	0	0	0	0	0	0	90
												DASZ TOTAL =		595
5802	212	0	0	0	0	0	28	525	0	0	0	0	0	85
												DASZ TOTAL =		850
5803	0	0	16	0	0	0	5	0	0	0	9	28	0	7
												DASZ TOTAL =		65
5811	21	177	15	13	0	0	23	21	0	0	4	14	0	72
												DASZ TOTAL =		360
5812	53	96	1	6	0	0	9	1	0	0	0	18	0	46
												DASZ TOTAL =		230
5821	14	103	10	9	0	0	22	15	4	11	0	0	112	75
												DASZ TOTAL =		375
5822	85	35	13	2	0	0	12	12	0	0	0	0	90	51
												DASZ TOTAL =		300
5831	53	4	0	0	0	0	53	3	90	60	56	0	0	56
												DASZ TOTAL =		375
5832	112	27	34	0	0	0	35	1	37	24	7	11	0	72
												DASZ TOTAL =		360
5833	73	142	5	4	0	0	17	17	5	2	2	1	0	67
												DASZ TOTAL =		335
6001	8	43	3	3	0	0	7	17	4	20	0	0	0	35
												DASZ TOTAL =		140
6002	22	114	1	8	0	0	15	14	17	41	0	0	0	58
												DASZ TOTAL =		290
6011	13	52	1	3	0	3	9	21	0	3	9	6	0	30
												DASZ TOTAL =		150
6012	19	67	1	6	0	0	3	9	0	15	0	0	0	30
												DASZ TOTAL =		150
6021	39	202	7	12	0	0	10	10	28	12	0	0	0	80
												DASZ TOTAL =		400
6031	38	20	0	1	0	0	0	16	0	5	0	0	6	22
												DASZ TOTAL =		108
6032	10	22	0	1	0	8	1	3	2	21	0	0	0	12
												DASZ TOTAL =		80

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
6033	2	27	1	9	0	0	5	7	0	0	6	2	5	16
												DASZ TOTAL	=	80
6034	8	58	0	0	0	0	4	1	0	0	5	0	0	19
												DASZ TOTAL	=	95
6041	29	8	3	0	0	0	18	7	12	3	0	0	0	20
												DASZ TOTAL	=	100
6042	44	186	0	0	0	4	31	47	42	62	0	0	0	104
												DASZ TOTAL	=	520
6043	103	38	0	2	0	0	4	5	0	0	0	0	0	38
												DASZ TOTAL	=	190
6044	186	93	1	3	0	12	12	8	0	0	0	0	0	30
												DASZ TOTAL	=	400
6051	130	31	0	0	0	0	12	11	0	0	0	0	0	46
												DASZ TOTAL	=	230
6052	280	37	3	0	0	0	0	0	358	2	0	0	0	120
												DASZ TOTAL	=	800
6053	0	0	0	0	0	0	0	0	459	115	0	0	0	101
												DASZ TOTAL	=	675
6054	0	0	0	0	0	0	10	4	266	0	0	0	0	50
												DASZ TOTAL	=	330
6061	63	48	0	2	0	0	1	6	1	6	0	0	0	23
												DASZ TOTAL	=	150
6062	278	54	0	4	0	0	0	0	352	18	4	4	0	126
												DASZ TOTAL	=	840
6063	0	0	0	0	0	0	0	0	539	28	0	0	0	63
												DASZ TOTAL	=	630
6071	3	31	0	1	0	0	18	7	0	0	0	0	0	15
												DASZ TOTAL	=	75
6072	25	23	0	0	0	0	0	2	0	10	0	25	0	15
												DASZ TOTAL	=	100
6073	31	13	0	0	0	0	0	0	92	40	0	0	0	44
												DASZ TOTAL	=	220
6074	34	16	0	1	0	0	0	0	122	99	0	0	17	51
												DASZ TOTAL	=	340
6075	0	0	0	0	0	0	0	0	227	12	0	0	0	26
												DASZ TOTAL	=	265
6076	0	0	0	0	0	0	0	0	18	18	0	0	0	4
												DASZ TOTAL	=	40
6077	0	8	0	0	0	0	28	13	0	0	20	1	55	14
												DASZ TOTAL	=	140
6078	0	0	0	0	0	0	0	44	24	0	0	0	0	12
												DASZ TOTAL	=	80
6101	255	169	9	3	0	4	16	24	0	0	0	0	160	160
												DASZ TOTAL	=	800
6111	284	72	0	1	0	0	32	1	0	0	0	0	132	130
												DASZ TOTAL	=	650
6112	47	101	2	1	0	0	18	4	0	0	0	2	5	45
												DASZ TOTAL	=	225
6113	0	0	0	0	0	0	0	0	0	0	14	14	0	2
												DASZ TOTAL	=	30

A 9817

33

A 9818

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
6114	7	60	0	1	0	0	0	0	0	0	0	0	0	17	85
6115	118	22	4	2	0	4	5	5	0	0	0	0	0	40	200
6116	75	41	2	1	0	3	11	1	0	0	0	4	46	46	230
6117	46	41	2	1	0	0	0	0	0	0	4	2	4	25	125
6121	366	53	0	1	0	0	294	1	220	0	0	0	0	165	1100
6122	351	130	7	6	0	0	18	1	0	0	4	2	0	106	625
6123	118	62	0	0	0	0	6	1	0	0	0	0	0	39	226
6131	187	120	0	1	0	4	2	22	0	0	24	24	0	96	480
6141	43	130	0	2	0	0	6	6	0	0	10	3	0	50	250
6142	4	81	0	1	0	0	1	5	0	0	0	0	0	23	115
6151	30	4	35	5	0	0	0	0	1	12	0	34	0	14	135
6152	56	68	0	3	0	0	4	3	0	2	0	0	0	34	170
6153	3	119	7	1	0	0	9	1	0	0	16	4	0	40	200
6154	0	0	0	0	0	0	0	0	0	0	11	44	0	10	65
6201	900	0	0	0	0	0	60	0	0	0	0	0	0	240	1200
6202	770	0	0	0	0	0	55	55	0	0	0	0	0	220	1100
6211	989	10	25	1	0	0	37	0	0	0	0	0	0	188	1250
6212	219	0	14	0	0	0	23	0	0	0	0	0	140	69	465
6213	80	10	0	0	0	0	18	0	0	0	0	108	90	54	360
6214	153	14	82	1	0	0	52	3	0	0	28	0	111	111	555
6215	449	1	0	0	0	0	30	0	0	0	0	0	0	120	600
6221	1122	3	0	0	0	0	74	1	0	0	0	0	0	300	1500
6222	651	31	0	1	0	0	52	0	0	0	0	0	105	210	1050
6223	1048	2	0	0	0	0	70	0	0	0	0	0	0	280	1400
6301	2212	0	0	0	0	0	148	0	0	0	0	0	0	590	2950

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1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
6311	7350	0	0	0	0	0	510	0	0	0	0	0	0	2340
												DASZ TOTAL =		10200
6401	750	0	0	0	0	0	50	0	0	0	0	0	0	200
												DASZ TOTAL =		1000
6402	1124	117	0	1	0	0	72	18	0	0	72	18	18	360
												DASZ TOTAL =		1800
6403	759	56	0	0	0	0	71	304	0	0	0	0	0	302
												DASZ TOTAL =		1500
6404	0	0	0	0	0	0	0	0	121	14	0	0	0	15
												DASZ TOTAL =		150
6405	293	0	0	0	0	0	12	0	0	0	0	0	19	53
												DASZ TOTAL =		390
6406	625	5	0	0	0	0	45	0	0	0	0	0	45	180
												DASZ TOTAL =		900
6411	2138	0	0	0	0	0	142	0	0	0	0	0	0	570
												DASZ TOTAL =		2850
6412	846	84	0	0	0	0	0	0	0	0	0	0	310	310
												DASZ TOTAL =		1550
6413	479	1	0	0	0	0	479	1	0	0	0	0	0	240
												DASZ TOTAL =		1200
6501	124	69	0	2	0	0	5	1	0	0	0	9	30	60
												DASZ TOTAL =		300
6502	134	79	0	0	0	4	5	5	0	0	5	13	52	53
												DASZ TOTAL =		350
6503	804	152	1	9	0	20	22	50	0	0	0	29	145	218
												DASZ TOTAL =		1450
6504	727	151	1	8	0	5	84	7	0	0	0	18	546	273
												DASZ TOTAL =		1820
6511	414	2	0	0	0	0	26	0	0	0	0	0	0	78
												DASZ TOTAL =		520
6512	715	5	0	0	0	0	45	0	0	0	0	0	0	135
												DASZ TOTAL =		900
6513	196	16	0	0	0	0	0	0	0	0	0	0	0	38
												DASZ TOTAL =		250
6521	137	33	0	0	0	0	0	0	0	0	0	0	0	30
												DASZ TOTAL =		200
6522	391	1	0	0	90	30	0	8	152	8	0	0	0	120
												DASZ TOTAL =		800
6523	384	1	0	0	0	0	0	0	0	0	0	55	0	110
												DASZ TOTAL =		550
7001	0	0	0	0	0	0	59	7	0	49	0	0	0	50
												DASZ TOTAL =		165
7002	0	0	8	0	0	8	68	24	108	84	0	0	0	100
												DASZ TOTAL =		400
7011	2	1	0	0	0	0	115	29	76	113	0	0	0	84
												DASZ TOTAL =		420
7012	61	22	0	0	0	0	25	6	109	0	0	0	0	73
												DASZ TOTAL =		310
7021	0	98	0	1	0	0	9	1	0	0	0	0	7	29
												DASZ TOTAL =		145

A 9819

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
'022	0	97	17	0	0	0	13	2	0	0	6	9	0	36	180
'023	15	1	49	0	0	0	1	0	0	0	0	0	0	12	78
'031	1	11	20	0	0	0	0	0	0	0	42	15	0	10	100
'032	0	89	19	5	0	0	15	10	0	0	14	0	0	38	190
'033	0	0	56	0	0	0	0	12	0	0	0	0	0	12	80
'034	0	49	0	1	0	0	1	8	0	0	0	0	5	16	80
'041	0	0	0	0	0	10	97	54	0	0	0	0	0	69	230
'042	0	89	6	1	0	0	13	19	0	0	0	0	0	32	160
'043	5	117	0	1	0	0	1	28	0	0	0	0	0	38	190
'051	0	0	0	0	0	0	117	29	131	33	0	0	0	55	365
'052	0	0	0	0	0	0	60	88	0	0	0	0	0	17	165
'101	98	213	57	14	0	0	17	1	0	0	16	29	312	133	890
'111	0	0	132	0	0	10	48	0	380	0	0	238	0	142	950
'112	787	0	0	0	0	0	53	0	0	0	53	0	0	157	1050
'113	0	0	0	0	0	0	0	0	0	0	54	36	0	10	100
'121	1125	0	0	0	0	0	112	0	0	0	315	135	225	338	2250
'122	900	0	0	0	0	0	60	0	0	0	60	0	0	190	1200
'131	120	0	0	0	0	0	12	12	0	0	29	19	0	48	240
'132	458	0	0	0	0	0	70	0	0	0	35	0	0	142	705
'133	520	0	0	0	0	0	80	0	0	0	40	0	0	150	800
'134	507	0	0	0	0	0	74	4	0	0	39	0	0	156	730
'201	345	0	139	1	0	10	675	75	0	0	0	30	0	225	1500
'202	3500	0	0	0	0	0	250	0	0	0	250	0	0	1000	5000
'211	1505	0	0	0	0	0	106	1	0	0	108	0	0	430	2150
'212	910	0	0	0	0	0	65	0	0	0	65	0	0	260	1300

A 9820

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
7301	7116	9	0	0	0	0	474	[illegible]	0	0	475	0	0	1425	DASZ TOTAL = 9500
7401	2	50	0	3	0	0	0	3	0	0	0	0	0	15	DASZ TOTAL = 73
7402	0	0	6	13	0	0	18	35	0	0	0	0	0	4	DASZ TOTAL = 76
7403	0	114	0	3	0	0	3	7	0	0	2	4	3	34	DASZ TOTAL = 170
7411	0	117	0	0	0	0	0	0	0	0	0	0	13	37	DASZ TOTAL = 16[illegible]
7412	0	79	0	10	0	0	0	8	0	0	0	7	5	27	DASZ TOTAL = 136
7413	0	12	0	0	0	0	0	3	0	0	0	0	0	4	DASZ TOTAL = 19
7421	6	65	12	0	0	0	16	1	0	0	20	14	2	34	DASZ TOTAL = 170
7422	106	69	38	5	0	0	30	5	0	0	14	2	15	71	DASZ TOTAL = 355
7423	10	123	14	0	0	0	24	1	0	0	21	2	9	34	DASZ TOTAL = 238
7424	0	99	3	0	0	0	4	8	0	0	0	16	10	35	DASZ TOTAL = 175
7431	0	95	5	6	0	0	10	11	0	0	0	0	0	32	DASZ TOTAL = 159
7432	0	80	3	4	0	0	11	3	0	0	11	8	0	30	DASZ TOTAL = 150
7433	126	0	0	0	0	0	9	0	0	0	0	0	9	36	DASZ TOTAL = 180
7434	22	84	5	0	0	0	6	3	0	0	0	0	5	31	DASZ TOTAL = 156
7435	27	42	19	5	0	0	17	2	0	0	8	2	6	32	DASZ TOTAL = 160
7441	135	55	14	0	0	0	69	0	0	0	11	0	0	71	DASZ TOTAL = 355
7442	115	3	0	0	0	0	12	0	0	0	4	0	5	35	DASZ TOTAL = 175
7443	122	101	15	0	0	0	28	0	0	0	0	0	18	71	DASZ TOTAL = 355
7444	341	0	0	0	0	0	26	0	0	0	53	0	0	105	DASZ TOTAL = 525
7445	7	199	9	1	0	0	15	5	0	0	6	22	16	70	DASZ TOTAL = 350
7451	27	80	8	0	0	0	22	4	0	0	3	0	0	36	DASZ TOTAL = 180
7452	23	50	9	0	0	0	21	1	0	0	22	0	18	36	DASZ TOTAL = 180
7453	100	0	8	0	0	0	9	0	0	0	9	0	18	36	DASZ TOTAL = 180
7454	31	41	28	0	0	0	4	0	0	0	23	6	19	38	DASZ TOTAL = 189

A 9821

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY VACANT	SINGLE FAMILY IN USE	MULTI-FAMILY VACANT	MULTI-FAMILY IN USE	MOBILE HOME VACANT	MOBILE HOME IN USE	COMMERCIAL VACANT	COMMERCIAL IN USE	INDUSTRIAL VACANT	INDUSTRIAL IN USE	OFFICE VACANT	OFFICE IN USE	PUBLIC	STREETS	DASZ TOTAL =
7455	225	0	0	0	0	0	15	0	0	0	15	0	0	45	300
7456	280	0	0	0	0	0	20	0	0	0	20	0	0	80	400
7461	0	83	13	2	0	0	21	5	0	0	0	0	0	31	155
7462	0	102	0	5	0	0	8	5	0	0	6	2	0	32	160
7463	7	76	11	0	0	0	21	2	0	0	5	3	7	33	165
7464	0	71	1	2	0	0	31	2	0	0	7	18	0	33	165
7501	0	77	0	9	0	0	6	9	0	0	0	0	0	34	135
7502	0	0	0	0	0	0	0	0	0	0	22	5	0	1	28
7503	13	60	7	0	0	0	18	4	0	0	8	3	3	29	145
7504	0	0	0	0	0	0	12	0	0	0	0	0	42	6	60
7511	0	90	0	1	0	0	16	10	0	0	15	8	0	35	175
7512	30	66	2	2	0	0	0	12	0	0	0	5	7	31	155
7521	7	77	0	1	0	0	2	13	0	0	4	12	0	29	145
7522	0	118	0	0	0	0	5	4	0	0	2	7	0	34	170
7531	36	33	19	0	0	0	17	7	0	0	8	0	8	32	160
7532	39	73	0	0	0	0	17	1	0	0	13	1	0	36	180
7533	39	9	24	0	0	0	0	32	0	0	30	2	0	24	160
7534	45	0	51	2	0	0	18	1	0	0	9	0	27	27	180
7535	423	0	0	0	0	0	32	0	0	0	33	0	32	130	650
7541	328	0	0	0	0	0	23	1	0	0	23	0	5	95	475
7542	249	24	13	0	0	0	44	0	0	0	0	0	22	88	440
7551	121	15	0	0	0	0	10	0	0	0	0	0	0	36	182
7552	0	0	0	0	0	0	6	10	0	0	0	56	0	8	80
7553	136	65	7	0	0	0	31	1	0	0	2	8	10	65	325
7561	75	0	0	0	0	0	0	0	0	0	17	8	0	25	125

A 9822

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1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7562	0	132	0	0	0	0	4	12	0	0	8	0	16	43
											DASZ TOTAL =			215
7571	0	78	6	0	0	0	2	4	0	0	0	5	5	25
											DASZ TOTAL =			125
7572	0	129	1	1	0	0	7	7	0	0	0	0	15	40
											DASZ TOTAL =			200
7601	0	76	0	1	0	0	6	21	0	0	10	6	0	30
											DASZ TOTAL =			150
7602	0	95	1	1	0	0	5	15	0	0	0	12	3	33
											DASZ TOTAL =			165
7603	7	100	2	4	0	0	0	15	0	0	8	4	2	35
											DASZ TOTAL =			175
7611	5	123	0	1	0	0	0	8	0	0	1	1	5	36
											DASZ TOTAL =			180
7612	14	38	16	4	0	0	12	4	0	0	0	16	32	24
											DASZ TOTAL =			160
7613	0	0	0	0	0	0	9	0	0	0	0	0	32	4
											DASZ TOTAL =			45
7614	0	0	11	10	0	0	5	1	0	0	0	0	0	3
											DASZ TOTAL =			30
7621	8	99	0	0	0	0	0	4	0	0	18	6	0	45
											DASZ TOTAL =			180
7622	0	56	12	0	0	0	13	2	0	0	26	11	0	30
											DASZ TOTAL =			150
7623	2	20	18	0	0	0	4	8	0	0	13	3	0	12
											DASZ TOTAL =			80
7631	0	94	16	0	0	0	0	2	0	0	3	13	0	32
											DASZ TOTAL =			160
7632	49	147	20	7	0	0	25	0	0	0	9	11	20	72
											DASZ TOTAL =			360
7633	65	23	8	0	0	0	24	0	0	0	0	0	8	32
											DASZ TOTAL =			160
7634	0	42	0	6	0	0	4	12	0	0	0	0	0	16
											DASZ TOTAL =			80
7635	7	24	0	0	0	0	0	0	0	0	18	23	0	8
											DASZ TOTAL =			80
7641	15	103	1	8	0	0	2	7	0	0	1	1	0	34
											DASZ TOTAL =			172
7642	0	78	0	1	0	1	15	33	0	0	5	4	0	34
											DASZ TOTAL =			171
7651	0	145	6	0	0	0	8	34	0	0	3	4	0	50
											DASZ TOTAL =			250
7652	0	0	0	0	0	0	0	7	0	0	0	0	0	1
											DASZ TOTAL =			8
7661	0	0	9	0	0	0	6	9	0	0	27	0	0	9
											DASZ TOTAL =			60
7662	0	97	1	9	0	0	0	4	0	0	2	6	0	31
											DASZ TOTAL =			156
7671	0	0	28	0	0	0	18	12	0	0	0	0	6	11
											DASZ TOTAL =			75

A 9823

1995 DEVELOPMENT PATTERNS

1979 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
ASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
672	0	0	0	5	0	0	100	34	0	0	0	0	5	16
													DASZ TOTAL =	160
673	0	3	0	4	0	0	16	7	0	0	2	13	0	5
													DASZ TOTAL =	50
674	9	0	0	0	0	0	0	3	0	0	8	13	0	1
													DASZ TOTAL =	35
675	0	0	11	11	0	0	6	0	0	0	15	4	0	8
													DASZ TOTAL =	55
676	0	0	0	0	0	0	1	59	0	0	0	0	0	10
													DASZ TOTAL =	70
677	0	0	0	0	0	0	0	0	0	0	13	5	0	2
													DASZ TOTAL =	20
001	0	0	0	0	0	0	142	61	0	0	0	5	0	52
													DASZ TOTAL =	260
002	0	0	0	0	0	0	15	5	0	0	0	0	0	30
													DASZ TOTAL =	50
011	0	0	0	0	0	0	0	0	0	0	0	0	80	20
													DASZ TOTAL =	100
012	0	0	0	0	0	0	0	11	0	0	0	0	176	33
													DASZ TOTAL =	220
013	3	6	0	1	0	0	0	0	0	0	0	0	74	21
													DASZ TOTAL =	105
021	0	25	1	25	0	0	0	4	0	0	0	5	0	15
													DASZ TOTAL =	75
022	3	70	6	7	0	0	8	26	0	0	2	1	5	32
													DASZ TOTAL =	160
023	2	2	0	0	0	0	0	8	0	0	0	20	0	8
													DASZ TOTAL =	40
031	2	51	5	55	0	0	0	3	0	6	0	22	0	36
													DASZ TOTAL =	180
032	0	0	0	0	0	0	0	0	0	0	3	11	0	1
													DASZ TOTAL =	15
041	0	151	1	15	0	0	0	31	0	0	0	2	0	50
													DASZ TOTAL =	250
051	25	0	0	0	0	0	0	25	0	8	0	0	167	25
													DASZ TOTAL =	250
052	0	0	0	0	0	0	0	0	0	0	0	0	108	12
													DASZ TOTAL =	120
061	26	67	4	1	0	0	48	30	0	0	0	0	0	44
													DASZ TOTAL =	220
062	0	81	4	38	0	0	13	12	0	0	0	36	0	46
													DASZ TOTAL =	230
071	152	0	0	0	0	0	0	2	0	0	0	33	0	33
													DASZ TOTAL =	220
072	34	6	0	0	0	10	10	2	0	0	0	0	125	33
													DASZ TOTAL =	220
081	20	0	4	0	0	0	0	0	129	0	0	0	0	27
													DASZ TOTAL =	180
082	66	60	7	4	0	0	20	1	0	0	0	0	11	41
													DASZ TOTAL =	210

A 9824

1995 DEVELOPMENT PATTERNS

1970 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
8083	23	7	0	0	0	0	7	2	62	3	7	1	0	18	130
8101	5	109	6	3	0	0	6	3	0	0	5	7	0	36	180
8102	19	82	13	8	0	0	4	14	0	0	0	0	35	59	234
8111	0	3	0	0	0	0	0	0	0	0	3	24	0	5	35
8112	0	136	0	1	0	0	0	12	0	0	10	15	10	46	230
8113	0	78	0	1	0	0	4	9	0	0	0	4	0	24	120
8121	0	111	0	5	0	0	1	6	0	0	0	2	10	34	169
8122	24	76	1	7	0	0	3	5	0	0	3	2	14	34	169
8123	0	0	0	0	0	0	21	20	0	0	0	0	0	14	55
8131	0	95	10	16	0	0	3	12	0	0	0	5	0	36	180
8132	17	113	0	1	0	0	0	9	0	0	0	0	0	35	175
8133	25	0	0	0	0	0	0	4	0	0	0	2	0	11	42
8141	5	91	1	3	0	0	3	11	0	0	0	14	0	32	160
8142	0	104	1	10	0	0	0	16	0	0	0	0	9	35	175
8143	0	8	0	0	0	0	0	0	0	0	0	0	6	9	23
8144	0	0	0	0	0	0	0	0	0	0	0	0	0	1	10
8151	0	115	15	4	0	0	24	24	0	0	4	1	5	49	240
8152	0	0	0	0	0	0	11	11	0	0	0	0	0	2	24
8161	0	106	17	42	0	0	0	45	0	0	0	30	0	60	300
8162	0	0	0	5	0	0	4	13	0	0	0	0	0	3	25
8171	0	104	0	1	0	0	4	4	0	0	10	5	0	32	160
8172	0	53	0	13	0	0	0	6	0	0	0	0	0	18	90
8201	0	89	5	6	0	0	0	18	0	0	10	[illegible]	0	34	170
8202	0	73	0	1	0	0	0	5	0	0	0	0	0	26	105
8211	4	104	4	31	0	0	6	22	0	0	46	11	0	57	285

A 9825

1995 DEVELOPMENT PATTERNS

1976 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

A 9826

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
8212	0	0	0	0	0	0	0	0	0	0	16	0	0	10
												DASZ TOTAL =		26
8221	0	1	0	0	0	0	0	0	0	0	0	0	218	11
												DASZ TOTAL =		230
8231	0	36	3	27	0	0	5	12	0	0	0	9	0	23
												DASZ TOTAL =		115
8232	0	102	0	1	0	0	5	21	0	0	6	1	0	34
												DASZ TOTAL =		170
8233	0	89	8	26	0	0	3	14	0	0	0	0	0	35
												DASZ TOTAL =		175
8234	0	52	6	21	0	1	1	23	0	0	0	0	0	26
												DASZ TOTAL =		130
8241	0	0	29	2	0	0	14	4	0	0	11	7	0	23
												DASZ TOTAL =		90
8242	0	35	5	41	0	0	12	15	0	0	0	0	0	27
												DASZ TOTAL =		135
8243	0	7	0	7	0	3	33	38	0	0	0	0	0	22
												DASZ TOTAL =		110
8244	0	48	16	20	0	16	5	11	8	8	0	0	0	33
												DASZ TOTAL =		165
8251	0	0	0	0	0	0	19	13	0	0	0	0	207	26
												DASZ TOTAL =		265
8252	0	0	0	0	0	0	13	12	0	0	0	0	0	10
												DASZ TOTAL =		35
8261	8	3	0	3	0	23	73	56	31	20	0	0	0	38
												DASZ TOTAL =		255
8262	2	65	0	8	5	10	21	9	0	0	0	0	0	30
												DASZ TOTAL =		150
8263	15	80	8	5	0	0	11	7	0	0	13	5	0	36
												DASZ TOTAL =		180
8271	0	0	0	0	0	16	58	38	0	0	32	0	0	16
												DASZ TOTAL =		160
8272	96	1	0	0	0	4	9	1	0	0	0	0	0	55
												DASZ TOTAL =		166
8273	0	1	0	0	18	2	0	0	184	2	0	0	0	12
												DASZ TOTAL =		219
8281	92	28	0	2	155	17	86	12	0	0	0	0	0	98
												DASZ TOTAL =		490
8282	68	0	0	2	0	0	40	20	0	0	20	0	0	50
												DASZ TOTAL =		200
8301	495	0	0	0	0	0	0	0	0	0	165	0	41	124
												DASZ TOTAL =		825
8311	238	99	1	0	0	0	18	195	0	0	10	0	0	114
												DASZ TOTAL =		675
8321	988	11	0	0	0	0	4	1	0	25	0	0	0	0
												DASZ TOTAL =		1029
8312	475	6	0	0	0	0	32	0	0	0	0	0	7	130
												DASZ TOTAL =		650
8313	490	0	0	0	0	0	35	0	0	0	35	0	0	140
												DASZ TOTAL =		700

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1995 DEVELOPMENT PATTERNS

1979 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
8401	125	0	0	0	0	0	0	0	0	0	0	0	0	22
												DASZ TOTAL =		150
8402	88	0	0	0	0	0	0	0	0	0	0	0	210	52
												DASZ TOTAL =		350
8411	0	0	0	0	0	0	0	0	0	0	0	0	458	1832
												DASZ TOTAL =		2290
8412	0	60	0	9	0	0	0	0	0	0	0	0	138	23
												DASZ TOTAL =		230
8413	0	0	0	0	0	0	84	126	0	0	0	0	0	490
												DASZ TOTAL =		700
8414	195	0	0	0	0	0	11	3	0	0	13	1	0	56
												DASZ TOTAL =		280
8415	308	0	0	0	0	0	22	0	0	0	22	0	0	88
												DASZ TOTAL =		440
8421	68	2	0	0	0	0	0	0	0	0	0	110	0	20
												DASZ TOTAL =		200
8422	0	0	0	0	0	0	0	0	0	0	16	20	0	4
												DASZ TOTAL =		40
8423	40	20	0	0	0	0	16	4	0	0	0	0	5	15
												DASZ TOTAL =		100
8431	95	192	10	2	0	0	0	0	0	0	0	4	0	76
												DASZ TOTAL =		380
8432	90	25	0	0	0	0	0	0	0	0	0	0	0	20
												DASZ TOTAL =		135
8433	167	233	26	19	0	0	0	188	0	0	0	0	0	112
												DASZ TOTAL =		750
8434	0	28	0	2	0	0	0	0	0	0	0	693	0	127
												DASZ TOTAL =		850
8441	0	0	0	0	0	0	0	0	0	0	0	0	29000	0
												DASZ TOTAL =		29000
8501	0	26	7	49	0	0	3	7	0	0	78	0	0	30
												DASZ TOTAL =		200
8502	5	81	4	1	0	0	0	0	0	0	8	3	25	32
												DASZ TOTAL =		160
8511	0	22	0	1	0	0	0	1	0	0	0	0	0	6
												DASZ TOTAL =		30
8512	0	63	0	3	0	0	0	16	0	0	0	0	2	22
												DASZ TOTAL =		110
8513	8	39	2	2	0	0	0	7	0	0	0	0	0	14
												DASZ TOTAL =		72
8514	0	26	1	0	0	0	0	0	0	0	0	0	1	6
												DASZ TOTAL =		34
8521	0	86	0	3	0	0	0	5	0	0	0	2	0	24
												DASZ TOTAL =		120
8522	0	33	2	18	0	0	28	39	0	0	0	0	0	30
												DASZ TOTAL =		150
8523	0	0	0	0	0	0	8	19	0	0	0	0	0	3
												DASZ TOTAL =		30
8524	0	0	0	0	0	0	0	0	0	0	0	26	0	3
												DASZ TOTAL =		29

A 9827

A 9828

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                                                                   APPENDIX C

                                                     ACREAGE  -  IN USE AND VACANT AS ZONED

           SINGLE FAMILY          MULTI-FAMILY          MOBILE HOME          COMMERCIAL           INDUSTRIAL            OFFICE
DASZ     VACANT    IN USE      VACANT    IN USE      VACANT    IN USE      VACANT    IN USE      VACANT    IN USE      VACANT    IN USE     PUBLIC   STREE
8531          0       110           1         8           0         0           9         8           0         0           0         0          0
                                                                                                                     DASZ TOTAL =             17
8532          0         1           0         0           0         0          29        18           0         0           0         0          0
                                                                                                                     DASZ TOTAL =
8533          0         0           0         0           0         0          29        12           0         0           0         0          0
                                                                                                                     DASZ TOTAL =
8534          0        13           0         3           4        17          11        20           0         0           0         0          0
                                                                                                                     DASZ TOTAL =
8535          0        88           2        19           0         0           2        16           0         0           2        11          0
                                                                                                                     DASZ TOTAL =              1
8541          0        13           5        53           0         1          15        31           0         0           0        10          7
                                                                                                                     DASZ TOTAL =              1
8542          0       112           1        15           0         0           2        10           0         0           0         0          0
                                                                                                                     DASZ TOTAL =              1
8551          6       140           5        15           0         0           4         3           0         0           0         0         11
                                                                                                                     DASZ TOTAL =             2
8552          0        47           0         5           0         0           0         0           0         0           0         0         33
                                                                                                                     DASZ TOTAL =
8561         12       146           0         7           0         0           2         7           0         0           0        10          5    4
                                                                                                                     DASZ TOTAL =             24
8601       1302         0           0         0           0         0          93         0           0         0          93         0          0   37
                                                                                                                     DASZ TOTAL =            186
8611      14250         0           0         0           0         0         750         0           0         0           0         0          0
                                                                                                                     DASZ TOTAL =           150
TOTL      97821     18446        1709      1289         272       299       10624      4874        6156      2651        4237      2852      36256   334
                                                                                                                   GRAND TOTAL =          22091
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1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5000	99	18	81	0	237	34	87	105
5001	28	6	22	0	106	11	18	20
5002	15	0	15	0	93	1	13	12
5003	5	0	5	0	109	0	4	6
5004	0	0	0	0	100	0	0	0
5005	104	24	80	0	337	24	91	106
5006	6	0	6	0	111	0	5	1
5007	0	0	0	0	100	1	13	10
5008	20	0	20	0	86	2	18	19
5009	70	11	59	0	195	23	61	72
5010	0	0	0	0	0	0	0	0
5011	0	0	0	0	0	0	0	0
5012	0	0	0	0	0	0	0	0
5013	13	9	4	0	16	3	11	9
5014	6	2	4	0	15	3	5	7
5015	0	0	0	0	50	0	0	0
5101	55	38	17	0	183	54	53	64
5102	242	200	42	0	865	163	233	265
5103	473	196	277	0	1050	114	447	433
5104	790	494	296	0	2159	493	747	727
5105	77	75	2	0	273	28	73	71
5111	356	333	23	0	1210	345	383	343
5112	569	513	56	0	1674	456	612	560
5121	1080	850	230	0	3244	878	1046	1025
5122	184	60	124	0	465	115	177	206
5131	23	20	3	0	79	15	32	25
5132	921	363	558	0	1842	170	1302	993
5141	14	7	7	0	22	4	20	16
5142	117	104	13	0	244	34	165	133
5143	418	348	70	0	1045	145	591	479
5151	159	82	8	69	503	63	191	209
5152	283	210	18	55	856	212	341	258
5161	229	190	24	15	722	166	235	270
5162	351	263	88	0	892	107	360	410
5163	100	67	33	0	248	40	103	116
5171	231	33	198	0	329	33	327	249
5172	693	304	389	0	1634	219	814	771
5173	625	401	224	0	1627	263	734	703
5201	171	161	10	0	620	169	206	201
5211	275	260	15	0	828	165	323	318
5212	393	319	74	0	1138	216	461	452
5213	131	120	11	0	391	86	146	151
5214	50	45	5	0	148	17	56	58
5221	0	0	0	0	0	0	0	0
5222	19	16	3	0	58	14	21	23
5231	0	0	0	0	0	0	0	0
5232	10	10	0	0	33	10	11	11
5233	4	4	0	0	15	7	4	5
5241	255	248	7	0	844	214	192	246

A 9829

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ.	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5242	223	206	17	0	705	176	167	214
5243	17	17	0	0	46	12	11	15
5244	0	0	0	0	0	0	0	0
5251	110	82	28	0	260	38	123	128
5261	175	50	125	0	443	80	153	186
5262	123	96	27	0	266	51	137	143
5271	0	0	0	0	0	0	0	0
5272	206	90	116	0	482	63	195	185
5273	190	169	21	0	564	107	142	183
5274	2	2	0	0	6	2	2	3
5301	20	20	0	0	77	28	22	23
5311	50[illegible]	483	25	0	1953	615	546	485
5312	191	190	1	0	762	209	205	182
5321	27	27	0	0	101	27	40	32
5322	25	25	0	0	100	25	37	30
5331	74	72	0	2	280	87	81	85
5401	163	138	5	20	640	335	244	196
5402	188	172	3	13	762	265	282	226
5411	212	178	19	15	832	282	317	252
5412	23	22	0	1	105	41	40	33
5421	4	2	0	2	14	4	6	5
5422	10	8	0	2	34	9	15	12
5431	58	56	0	2	269	10	87	67
5501	5	5	0	0	23	5	8	7
5502	113	104	0	9	420	234	185	146
5503	121	105	0	16	428	117	202	159
5504	0	0	0	0	0	0	0	0
5511	853	812	22	19	3495	1242	1338	1002
5512	284	235	5	43	1021	265	465	380
5521	190	165	8	17	731	196	311	230
5522	194	192	0	2	777	243	318	229
5523	159	146	5	8	593	170	261	198
5524	306	261	12	33	1145	507	502	366
5531	456	429	9	18	1795	791	747	540
5532	581	522	28	31	2213	643	952	684
5601	301	261	22	18	1092	271	411	358
5602	566	491	73	2	1954	581	772	632
5603	301	281	13	7	1173	393	411	339
5611	535	456	56	23	1907	522	730	602
5612	385	355	28	2	1405	504	525	433
5613	555	472	61	22	1911	346	757	550
5621	850	712	74	64	2872	712	1233	820
5622	1177	1013	114	50	3718	997	1757	1184
5631	1358	1222	36	100	5327	1568	1881	1599
5632	45	45	0	0	187	54	62	52
5633	1188	1004	82	102	4379	1262	1755	1392
5634	1058	914	43	101	4007	1302	1563	1244
5635	167	79	4	84	506	102	251	215
5636	175	165	5	5	638	178	254	201
5637	398	347	27	24	1458	533	551	467

A 9830

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5641	1170	1037	33	100	4604	1286	1620	1383
5701	540	40	0	500	1376	189	903	794
5702	51	51	0	0	223	102	85	65
5711	220	106	14	100	792	156	368	296
5712	113	108	5	0	546	59	189	142
5713	771	154	17	600	2237	292	1289	1105
5721	120	20	0	100	330	59	201	174
5722	749	648	0	101	3190	1150	1252	974
5801	313	313	0	0	1299	63	523	399
5802	0	0	0	0	0	0	0	0
5803	10	0	10	0	18	1	17	11
5811	1028	887	136	5	3642	846	1605	1277
5812	580	542	38	0	2355	740	905	721
5821	466	365	47	54	1645	465	727	592
5822	282	205	77	0	943	141	440	343
5831	30	24	0	6	117	31	50	40
5832	119	107	10	2	491	156	199	150
5833	843	784	54	5	3577	1063	1316	1045
6001	271	227	44	0	785	235	389	307
6002	696	610	69	17	2142	492	999	934
6011	330	273	28	29	1041	184	474	401
6012	497	418	69	0	1559	361	695	602
6021	1276	1098	172	6	4095	905	1832	1549
6031	196	182	14	0	689	143	281	237
6032	171	66	46	59	435	82	246	212
6033	238	133	92	13	683	149	342	281
6034	170	170	0	0	541	119	245	206
6041	55	32	13	10	154	5	55	49
6042	840	590	50	200	2613	652	1234	1068
6043	248	221	24	3	863	308	357	293
6044	825	451	24	350	2584	590	1188	1060
6051	221	215	0	6	795	219	318	255
6052	304	271	9	24	1296	393	445	374
6053	0	0	0	0	0	0	0	0
6054	0	0	0	0	0	0	0	0
6061	247	230	10	7	876	270	356	295
6062	341	289	29	23	1196	398	499	422
6063	0	0	0	0	0	0	0	0
6071	179	172	7	0	517	97	257	219
6072	120	120	0	0	416	110	172	144
6073	137	133	4	0	629	380	228	163
6074	174	166	5	3	792	153	289	221
6075	0	0	0	0	0	0	0	0
6076	0	0	0	0	0	0	0	0
6077	16	16	0	0	56	2	23	19
6078	0	0	0	0	0	0	0	0
6101	972	886	40	46	3602	946	1615	1189
6111	346	343	3	0	1190	312	645	425
6112	326	306	20	0	1110	354	608	398
6113	0	0	0	0	0	0	0	0

A 9831

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

A 9832

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
6114	315	301	14	0	1157	389	452	382
6115	232	145	12	75	672	84	386	302
6116	245	169	12	64	624	283	407	317
6117	198	188	10	0	727	283	284	240
6121	353	345	8	0	1214	318	508	430
6122	636	552	82	2	2261	715	916	764
6123	246	236	10	0	877	249	459	390
6131	480	319	11	150	1496	294	691	620
6141	765	739	23	3	2722	727	1099	1268
6142	283	273	10	0	952	233	406	337
6151	196	74	122	0	493	60	326	222
6152	357	330	27	0	1236	322	593	431
6153	530	469	61	0	1841	512	881	639
6154	4	4	0	0	224	5	6	6
6201	0	0	0	0	0	0	0	0
6202	50	50	0	0	200	75	86	63
6211	371	363	4	4	1469	302	544	471
6212	365	3	362	0	679	33	634	409
6213	164	162	2	0	1472	13	285	194
6214	157	150	6	1	1140	174	273	190
6215	244	244	0	0	947	366	424	310
6221	58	55	0	3	220	23	101	74
6222	65	64	1	0	213	45	113	83
6223	279	276	0	3	1792	133	484	347
6301	0	0	0	0	0	0	0	0
6311	0	0	0	0	0	0	0	0
6401	160	160	0	0	560	160	279	203
6402	596	594	2	0	2321	707	1035	756
6403	375	374	1	0	1270	363	651	478
6404	0	0	0	0	0	0	0	0
6405	15	15	0	0	53	8	26	19
6406	163	99	64	0	509	91	283	197
6411	10	10	0	0	35	10	17	13
6412	371	365	0	6	1270	168	644	474
6413	13	12	1	0	46	18	22	16
6501	382	355	27	0	1261	254	550	466
6502	383	281	2	100	1199	476	552	492
6503	1471	928	43	500	4944	1280	2437	1917
6504	870	735	35	100	3184	870	1442	1091
6511	28	28	0	0	114	10	41	33
6512	41	40	1	0	165	32	60	48
6513	159	155	0	4	570	131	264	198
6521	206	198	3	5	805	185	341	255
6522	432	25	7	400	1073	148	632	607
6523	35	35	0	0	140	44	51	42
7001	0	0	0	0	0	0	0	0
7002	80	0	0	80	151	23	133	113
7011	100	20	30	50	236	45	165	126
7012	154	67	87	0	362	74	256	189
7021	499	497	2	0	1982	641	1041	644

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7022	494	486	8	0	1998	669	1031	636
7023	519	20	499	0	980	66	1083	598
7031	68	60	8	0	272	90	142	86
7032	493	442	50	1	1857	485	1029	628
7033	406	0	406	0	731	32	847	[illegible]
7034	251	250	1	0	1075	355	524	[illegible]
7041	146	0	4	142	348	41	259	[illegible]
7042	474	470	4	0	1535	371	841	[illegible]
7043	672	669	3	0	2072	475	1192	842
7051	0	0	0	0	0	0	0	0
7052	0	0	0	0	0	0	0	0
7101	1392	1107	275	0	4602	1140	2023	1650
7111	410	0	10	400	978	117	600	618
7112	370	370	0	0	1388	370	542	448
7113	0	0	0	0	0	0	0	0
7121	0	0	0	0	0	0	0	0
7122	0	0	0	0	0	0	0	0
7131	460	460	0	0	1725	576	673	586
7132	370	370	0	0	1388	370	542	448
7133	320	320	0	0	1200	320	468	389
7134	750	750	0	0	2813	900	1098	914
7201	614	0	14	600	1465	175	899	886
7202	0	0	0	0	0	0	0	0
7211	0	0	0	0	0	0	0	0
7212	0	0	0	0	0	0	0	0
7301	149	149	0	0	490	115	216	184
7401	341	254	87	0	1156	302	691	414
7402	533	0	538	0	968	45	1099	619
7403	524	461	63	0	1964	540	1061	650
7411	586	583	3	0	2084	542	1187	739
7412	613	395	217	1	1623	352	1241	743
7413	51	51	0	0	139	31	103	64
7421	606	282	324	0	1607	373	1236	730
7422	634	573	61	0	2379	372	1294	909
7423	939	532	407	0	2993	757	1915	1155
7424	520	515	5	0	1996	623	1060	673
7431	659	549	110	0	2353	787	1359	843
7432	414	370	44	0	1532	511	878	534
7433	201	200	0	1	802	260	426	263
7434	427	384	43	0	1663	561	906	557
7435	744	224	520	0	1810	262	1578	925
7441	542	533	9	0	1909	395	1159	708
7442	656	256	400	0	1680	224	1391	742
7443	242	232	10	0	814	240	513	315
7444	680	270	410	0	1751	303	1442	925
7445	847	830	17	0	3268	1105	1796	1104
7451	367	357	10	0	1328	419	752	473
7452	310	300	10	0	1119	280	635	399
7453	236	232	4	0	858	216	483	305
7454	375	369	6	0	1365	358	768	484

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1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7455	715	265	450	0	1804	301	1464	846
7456	593	323	270	0	1698	350	1214	719
7461	492	467	25	0	1831	557	1008	630
7462	665	634	31	0	2455	763	1362	895
7463	482	477	4	1	2010	745	987	622
7464	444	421	23	0	1721	579	965	569
7501	543	395	148	0	1658	332	1068	675
7502	0	0	0	0	0	0	0	0
7503	429	423	6	0	1614	508	843	550
7504	0	0	0	0	0	0	0	0
7511	514	513	1	0	1921	713	1011	663
7512	863	843	20	0	3306	1098	1657	1120
7521	423	421	2	0	1633	564	867	536
7522	631	631	0	0	2459	732	1293	815
7531	416	312	104	0	1523	513	852	521
7532	463	463	0	0	1783	700	945	613
7533	238	225	13	0	890	339	498	306
7534	220	185	35	0	757	224	451	279
7535	560	105	455	0	1213	162	1147	647
7541	709	100	609	0	1471	169	1332	819
7542	164	160	4	0	591	240	309	215
7551	195	195	0	0	712	111	366	256
7552	0	0	0	0	0	0	0	0
7553	461	455	6	0	1572	323	866	603
7561	279	279	0	0	1019	439	524	391
7562	666	666	0	0	2429	1012	1251	875
7571	500	470	30	0	1833	519	1025	648
7572	847	793	54	0	3203	979	1736	1065
7601	380	375	5	0	1347	375	674	472
7602	504	477	25	2	1760	427	894	622
7603	568	486	81	1	1873	511	1008	693
7611	763	760	3	0	2905	836	1592	986
7612	245	194	51	0	839	316	511	308
7613	0	0	0	0	0	0	0	0
7614	339	0	339	0	608	27	705	379
7621	524	524	0	0	1997	700	1094	691
7622	248	241	7	0	941	370	518	319
7623	350	90	260	0	815	119	730	408
7631	380	377	2	1	1538	320	774	491
7632	998	710	288	0	3344	840	2034	1243
7633	619	266	353	0	1715	411	1262	739
7634	188	139	49	0	631	221	383	236
7635	128	128	0	0	518	177	261	166
7641	592	537	55	0	2091	525	1198	737
7642	365	348	13	4	1286	349	735	461
7651	662	657	5	0	2188	493	1341	838
7652	0	0	0	0	0	0	0	0
7661	4	0	4	0	7	0	8	5
7662	724	582	142	0	2413	657	1423	907
7671	306	0	306	0	551	24	602	342

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7672	110	0	110	0	198	9	155	120
7673	40	8	32	0	73	7	81	45
7674	40	40	0	0	140	30	81	50
7675	165	0	165	0	297	13	324	184
7676	0	0	0	0	0	0	0	0
7677	0	0	0	0	0	0	0	0
8001	0	0	0	0	0	0	0	0
8002	0	0	0	0	0	0	0	0
8011	36	18	18	0	96	10	9	47
8012	0	0	0	0	0	0	0	0
8013	45	45	0	0	2083	21	546	57
8021	592	149	443	0	1041	53	712	669
8022	416	295	121	0	1551	122	593	424
8023	17	17	0	0	109	4	24	20
8031	985	313	672	0	1883	117	1185	1114
8032	0	0	0	0	0	0	0	0
8041	1566	1066	500	0	2995	179	2352	1917
8051	50	50	0	0	175	25	87	63
8052	0	0	0	0	0	0	0	0
8061	311	294	17	0	1113	294	544	388
8062	1199	492	707	0	3060	372	2096	1396
8071	55	55	0	0	193	28	96	69
8072	211	64	7	140	593	115	369	294
8081	92	92	0	0	339	115	161	114
8082	315	272	43	0	1160	433	551	390
8083	35	35	0	0	189	59	63	60
8101	560	467	92	1	1686	395	1058	662
8102	417	327	90	0	1310	311	817	486
8111	9	9	0	0	94	2	17	11
8112	828	814	14	0	2347	278	1623	1008
8113	491	468	23	0	1363	259	962	596
8121	565	486	79	0	1457	191	1057	684
8122	543	397	146	0	1529	252	1016	652
8123	0	0	0	0	0	0	0	0
8131	603	455	148	0	1597	353	1128	718
8132	524	521	3	0	1725	386	980	636
8133	50	50	0	0	175	38	94	60
8141	487	435	52	0	1356	256	911	580
8142	660	484	175	1	1739	275	1235	786
8143	40	38	2	0	138	30	75	49
8144	0	0	0	0	0	0	0	0
8151	636	579	55	2	1739	294	1158	735
8152	4	4	0	0	12	4	6	6
8161	1229	643	586	0	2815	278	2237	1361
8162	81	3	78	0	216	8	147	89
8171	514	493	21	0	1337	214	772	609
8172	442	338	104	0	1008	99	804	511
8201	482	402	80	0	1503	392	924	597
8202	366	364	2	0	1227	331	701	463
8211	896	438	456	2	2302	426	1719	1059

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1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8212	0	0	0	0	0	0	0	0
8221	4	4	0	0	13	2	6	6
8231	613	197	416	0	1339	133	920	700
8232	481	468	[illegible]	0	1604	380	722	545
8233	669	359	310	0	1972	337	1004	781
8234	533	259	260	14	1297	193	800	628
8241	18	1	17	0	47	2	73	23
8242	936	163	773	0	2092	238	1635	1048
8243	142	30	78	34	313	30	213	143
8244	702	291	252	159	1918	363	1225	869
8251	0	0	0	0	0	0	0	0
8252	0	0	0	0	0	0	0	0
8261	311	52	29	230	751	138	525	430
8262	661	402	100	159	1967	420	1116	841
8263	546	464	82	0	2049	643	922	659
8271	203	0	3	200	485	58	343	295
8272	350	302	3	45	1431	466	591	451
8273	225	2	0	223	900	67	380	317
8281	1087	132	125	830	2621	382	1835	1513
8282	114	105	9	0	448	253	192	139
8301	100	100	0	0	400	100	169	123
8311	431	431	0	0	1509	431	728	534
8312	214	213	0	1	772	213	361	264
8313	210	210	0	0	840	210	354	258
8321	106	106	0	0	404	106	179	136
8401	0	0	0	0	0	0	0	0
8402	0	0	0	0	0	0	0	0
8411	0	0	0	0	150	0	0	0
8412	312	239	73	0	1862	525	1783	401
8413	0	0	0	0	0	0	0	0
8414	0	0	0	0	0	0	0	0
8415	0	0	0	0	0	0	0	0
8421	5	5	0	0	171	5	9	3
8422	0	0	0	0	90	0	0	0
8423	160	160	0	0	666	117	279	198
8431	784	767	17	0	2887	561	918	1036
8432	62	62	0	0	231	56	73	84
8433	744	596	148	0	3166	1150	871	959
8434	98	85	13	1	814	85	115	128
8441	0	0	0	0	62	0	0	0
8501	694	104	590	0	1582	178	1303	760
8502	450	432	18	0	1384	321	845	548
8511	111	105	6	0	332	85	208	136
8512	379	339	40	0	867	70	565	441
8513	212	190	22	0	542	78	386	246
8514	107	107	0	0	269	72	201	134
8521	419	389	30	0	1100	185	786	514
8522	357	122	235	0	726	53	650	388
8523	0	0	0	0	50	0	0	0
8524	0	0	0	0	0	0	0	0

1975 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8531	807	673	134	0	2163	354	1408	998
8532	7	3	4	0	62	2	13	6
8533	1	0	0	1	2	0	2	2
8534	387	81	74	232	845	103	581	523
8535	704	429	275	0	2001	348	1228	842
8541	1311	56	1252	3	2340	104	2288	1452
8542	731	532	199	0	2263	468	1276	878
8551	888	660	228	0	2383	361	1667	1056
8552	223	188	35	0	919	219	316	290
8561	874	790	84	0	2308	411	1640	1069
8601	0	0	0	0	0	0	0	0
8611	0	0	0	0	0	0	0	0
TOTL	132249	97526	26376	8347	427400	102770	223705	160446

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1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
5000	170	50	0	350	500	20	25	10	100	16	0	0	65	60	1366
5001	100	57	0	250	2000	30	25	40	245	8	0	0	2	200	2957
5002	125	75	0	200	0	80	35	130	585	5	0	0	4	25	1264
5003	120	35	0	240	150	750	20	20	200	0	0	0	1	130	1666
5004	450	75	10	470	0	565	30	30	650	37	0	0	8	175	2500
5005	150	200	5	485	500	200	25	38	100	111	0	0	1	600	2415
5006	300	100	40	260	3700	594	25	17	350	68	0	0	50	200	5704
5007	300	50	0	250	40	650	20	50	750	2	0	28	7	200	2347
5008	129	50	0	490	0	300	25	30	180	0	0	0	30	400	1634
5009	100	40	5	250	900	80	25	50	210	28	0	0	5	500	2193
5010	0	10	0	130	129	0	14	50	0	0	0	0	0	50	383
5011	50	17	0	200	275	30	20	80	125	0	0	0	0	10	807
5012	35	35	0	150	0	190	20	20	0	3	0	0	50	10	513
5013	40	10	0	35	0	10	5	25	0	0	0	0	0	10	135
5014	0	0	5	15	0	190	0	25	0	0	[illegible]	0	0	5	240
5015	5	0	0	0	0	10	10	35	0	0	0	0	0	17	77
5101	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
5102	10	30	0	10	0	75	4	28	0	176	[illegible]	0	35	0	368
5103	210	50	0	25	10	150	4	14	25	110	0	0	1	50	649
5104	50	20	10	20	0	50	8	7	6	0	0	0	50	50	271
5105	0	0	0	0	0	35	0	0	0	0	0	0	0	0	35
5111	60	0	0	20	350	50	2	23	0	0	0	0	4	30	539
5112	50	10	14	25	0	50	15	0	10	12	0	0	15	10	211
5121	90	20	11	35	20	275	17	29	10	58	0	0	9	50	624

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1975 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5122	20	30	0	10	0	55	2	3	10	0	0	0	1	25
												DASZ	TOTAL =	156
5131	0	0	0	0	25	0	0	0	0	0	0	0	0	30
												DASZ	TOTAL =	55
5132	50	15	4	30	0	71	4	7	10	0	0	0	120	350
												DASZ	TOTAL =	661
5141	0	0	67	15	0	10	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	92
5142	17	0	14	14	20	52	18	3	10	0	0	0	10	0
												DASZ	TOTAL =	158
5143	24	20	0	10	0	14	2	6	10	1	0	0	10	32
												DASZ	TOTAL =	129
5151	50	0	0	15	0	66	4	1	0	0	0	0	1	0
												DASZ	TOTAL =	137
5152	20	0	0	10	0	30	0	7	0	0	0	0	4	30
												DASZ	TOTAL =	101
5161	9	23	0	38	0	250	3	11	30	0	0	0	5	0
												DASZ	TOTAL =	369
5162	75	25	4	27	0	150	14	4	0	4	0	0	25	400
												DASZ	TOTAL =	728
5163	27	0	0	10	0	375	3	4	10	23	0	0	5	10
												DASZ	TOTAL =	467
5171	90	25	0	24	0	4	0	0	0	0	0	0	0	20
												DASZ	TOTAL =	163
5172	150	50	0	115	25	133	3	5	50	296	0	0	20	0
												DASZ	TOTAL =	847
5173	50	13	0	20	0	78	10	7	16	0	0	0	20	0
												DASZ	TOTAL =	214
5201	14	20	0	0	50	11	0	450	0	346	0	0	40	90
												DASZ	TOTAL =	1021
5211	0	20	0	10	0	3	4	5	0	0	0	0	4	0
												DASZ	TOTAL =	46
5212	14	15	0	14	15	39	6	1	5	26	0	0	45	0
												DASZ	TOTAL =	180
5213	20	0	0	0	0	40	1	112	0	62	0	0	321	35
												DASZ	TOTAL =	591
5214	14	0	10	0	0	0	0	6	0	0	0	0	2	20
												DASZ	TOTAL =	52
5221	0	20	0	0	0	11	2	205	0	0	0	0	0	0
												DASZ	TOTAL =	238
5222	0	0	0	20	0	64	0	230	5	413	0	0	10	0
												DASZ	TOTAL =	742
5231	0	10	0	0	70	7	0	165	0	0	0	0	0	2
												DASZ	TOTAL =	254
5232	0	0	0	0	500	3	2	237	0	7	0	0	0	0
												DASZ	TOTAL =	749
5233	24	0	0	0	0	0	0	58	0	0	0	0	0	0
												DASZ	TOTAL =	82
5241	14	0	0	10	5	35	0	23	0	13	0	0	45	10
												DASZ	TOTAL =	155

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1975 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5242	14	30	0	0	6	24	9	7	0	40	0	0	140	0
													DASZ TOTAL =	270
5243	0	0	0	0	0	7	0	0	0	28	0	0	10	0
													DASZ TOTAL =	45
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	0
													DASZ TOTAL =	0
5251	17	30	0	40	40	352	31	278	30	96	0	0	355	30
													DASZ TOTAL =	1299
5261	195	75	1	400	2000	300	30	150	175	47	0	0	4	175
													DASZ TOTAL =	3552
5262	5	20	11	15	0	113	76	275	14	42	0	0	144	20
													DASZ TOTAL =	735
5271	127	0	0	0	0	0	0	0	0	0	0	0	0	0
													DASZ TOTAL =	127
5272	110	30	0	40	65	22	4	5	6	0	0	0	10	200
													DASZ TOTAL =	492
5273	470	100	0	135	10	25	2	12	5	0	0	0	10	10
													DASZ TOTAL =	779
5274	10	50	5	20	0	20	14	200	115	107	0	0	75	100
													DASZ TOTAL =	716
5301	0	15	0	5	100	68	2	174	0	97	0	0	50	10
													DASZ TOTAL =	521
5311	0	20	0	5	0	26	7	0	0	85	0	0	74	30
													DASZ TOTAL =	247
5312	0	26	0	0	250	26	6	1	5	3	0	0	5	35
													DASZ TOTAL =	357
5321	0	0	0	0	0	0	0	25	0	2148	0	35	0	100
													DASZ TOTAL =	2308
5322	0	10	0	0	0	15	0	26	0	43	0	0	0	60
													DASZ TOTAL =	154
5331	2	0	0	0	0	49	0	10	0	361	26	0	3	20
													DASZ TOTAL =	471
5401	0	10	0	10	0	0	0	0	0	0	0	0	4	30
													DASZ TOTAL =	54
5402	40	0	0	15	10	7	0	0	6	136	2	0	5	0
													DASZ TOTAL =	221
5411	0	0	0	0	0	7	0	0	0	80	0	0	8	2
													DASZ TOTAL =	97
5412	0	0	0	0	0	15	1	6	0	33	0	0	85	0
													DASZ TOTAL =	140
5421	0	0	18	0	0	122	0	3	0	19	0	0	5	0
													DASZ TOTAL =	167
5422	0	0	0	0	0	0	0	4	0	0	0	0	4	65
													DASZ TOTAL =	73
5431	0	0	0	0	0	6	0	0	0	1	27	0	1	30
													DASZ TOTAL =	65
5501	0	20	0	0	0	0	0	0	0	0	0	0	0	0
													DASZ TOTAL =	20
5502	0	0	0	0	0	0	0	10	10	5	0	0	6	0
													DASZ TOTAL =	31

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5503	4	0	0	0	0	9	0	0	0	0	0	0	4	0
												DASZ	TOTAL =	17
5504	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
5511	60	60	4	25	0	90	18	10	35	0	30	0	111	25
												DASZ	TOTAL =	468
5512	42	70	14	20	0	20	3	0	0	13	20	0	10	0
												DASZ	TOTAL =	212
5521	11	0	0	0	0	0	0	0	0	0	20	0	5	5
												DASZ	TOTAL =	41
5522	5	13	0	10	0	0	0	0	0	13	10	0	8	0
												DASZ	TOTAL =	59
5523	10	0	0	10	0	30	2	0	0	25	10	0	5	10
												DASZ	TOTAL =	102
5524	50	0	0	15	50	21	2	3	0	0	20	0	1	50
												DASZ	TOTAL =	212
5531	10	20	0	10	0	20	4	3	0	1	52	0	25	0
												DASZ	TOTAL =	145
5532	90	20	0	15	4	30	9	6	0	0	52	0	8	10
												DASZ	TOTAL =	234
5601	4	0	11	20	0	331	5	4	10	27	11	0	10	0
												DASZ	TOTAL =	433
5602	5	15	0	20	0	100	1	2	8	17	10	0	15	50
												DASZ	TOTAL =	243
5603	4	15	0	15	0	20	5	0	0	0	5	0	6	0
												DASZ	TOTAL =	70
5611	56	20	0	32	0	150	7	4	10	13	7	0	50	3
												DASZ	TOTAL =	362
5612	50	0	5	13	0	25	6	0	2	15	10	0	15	15
												DASZ	TOTAL =	156
5613	32	23	0	19	0	65	16	2	0	42	2	0	50	35
												DASZ	TOTAL =	286
5621	73	20	14	30	5	40	10	15	10	0	10	0	40	40
												DASZ	TOTAL =	307
5622	39	25	4	51	5	140	16	22	10	35	7	0	40	20
												DASZ	TOTAL =	413
5631	79	20	0	20	0	35	2	15	0	21	30	0	70	50
												DASZ	TOTAL =	342
5632	160	0	0	0	0	5	0	0	0	0	0	0	5	0
												DASZ	TOTAL =	170
5633	143	25	0	30	0	115	13	7	0	26	12	0	110	100
												DASZ	TOTAL =	591
5634	13	20	0	25	0	80	13	0	11	6	14	0	14	0
												DASZ	TOTAL =	196
5635	0	50	0	10	0	40	2	0	0	0	0	0	10	0
												DASZ	TOTAL =	112
5636	0	65	0	25	0	35	2	3	0	0	0	0	6	100
												DASZ	TOTAL =	236
5637	10	0	0	10	0	25	2	7	0	0	0	0	10	30
												DASZ	TOTAL =	94

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1995 DEVELOPMENT PATTERNS

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5641	66	20	0	25	40	30	4	5	0	1	20	0	24	100
												DASZ	TOTAL =	335
5701	0	100	0	0	0	0	0	0	0	20	0	0	0	0
												DASZ	TOTAL =	120
5702	0	20	0	0	0	10	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	30
5711	0	0	0	15	0	10	2	0	0	0	0	0	95	0
												DASZ	TOTAL =	122
5712	0	0	0	0	0	20	0	0	0	0	0	0	1	2
												DASZ	TOTAL =	23
5713	0	100	0	10	0	10	0	0	0	42	0	0	15	0
												DASZ	TOTAL =	178
5721	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
5722	56	100	0	24	1	15	4	1	9	13	0	0	8	2
												DASZ	TOTAL =	233
5801	0	0	0	0	0	0	0	0	0	0	0	0	5	0
												DASZ	TOTAL =	5
5802	0	100	0	20	0	0	2	0	0	800	0	0	5	180
												DASZ	TOTAL =	1107
5803	135	0	0	0	0	10	0	0	0	1	0	0	0	0
												DASZ	TOTAL =	146
5811	69	20	11	60	0	89	5	4	10	1	2	0	30	15
												DASZ	TOTAL =	316
5812	112	23	0	0	0	25	2	3	0	2	0	0	2	0
												DASZ	TOTAL =	169
5821	13	35	14	50	0	100	16	14	5	1	2	0	16	0
												DASZ	TOTAL =	266
5822	0	20	4	0	0	10	2	7	0	1	0	0	28	15
												DASZ	TOTAL =	87
5831	0	0	0	13	0	180	2	3	5	0	0	93	5	0
												DASZ	TOTAL =	301
5832	0	25	0	20	0	25	7	2	0	0	0	0	10	30
												DASZ	TOTAL =	129
5833	70	20	4	35	0	130	6	11	40	22	0	0	21	0
												DASZ	TOTAL =	359
6001	7	0	0	30	0	132	33	103	7	55	0	1	45	20
												DASZ	TOTAL =	433
6002	70	260	0	50	0	224	29	70	6	163	2	0	60	190
												DASZ	TOTAL =	1124
6011	85	30	14	20	0	208	4	0	0	0	0	0	65	0
												DASZ	TOTAL =	426
6012	18	30	0	25	60	93	9	3	50	1	0	0	10	0
												DASZ	TOTAL =	299
6021	55	80	18	60	0	240	19	81	54	74	0	0	136	25
												DASZ	TOTAL =	842
6031	10	110	0	35	60	40	7	2	0	14	5	0	10	0
												DASZ	TOTAL =	293
6032	0	110	0	57	0	4	4	137	5	145	2	2	120	0
												DASZ	TOTAL =	586

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
6033	40	100	0	35	0	21	6	0	5	0	2	0	10	0
												DASZ TOTAL =		219
6034	3	0	29	20	0	42	0	4	0	0	2	0	4	0
												DASZ TOTAL =		104
6041	0	0	0	0	0	10	5	29	0	0	2	0	22	10
												DASZ TOTAL =		78
6042	28	50	10	40	0	160	21	29	50	0	20	144	382	0
												DASZ TOTAL =		934
6043	10	0	0	35	0	20	4	0	9	49	20	0	75	0
												DASZ TOTAL =		222
6044	4	0	0	35	0	100	7	3	5	64	20	0	70	250
												DASZ TOTAL =		558
6051	40	0	0	0	0	4	2	0	0	0	0	0	16	0
												DASZ TOTAL =		62
6052	3	C	0	0	0	10	2	1	0	15	0	0	30	18
												DASZ TOTAL =		79
6053	0	0	0	0	0	0	0	0	0	253	0	0	5	90
												DASZ TOTAL =		348
6054	0	34	0	10	0	4	0	0	0	150	0	0	1	25
												DASZ TOTAL =		224
6051	3	40	0	0	0	22	2	8	0	39	0	0	15	10
												DASZ TOTAL =		139
6062	150	25	0	15	0	39	4	8	10	47	0	0	85	60
												DASZ TOTAL =		444
6063	2	0	0	0	0	0	7	0	0	1509	0	0	3	15
												DASZ TOTAL =		1536
6071	0	0	18	0	0	44	0	18	0	0	0	0	61	60
												DASZ TOTAL =		201
6072	55	24	17	0	0	28	0	27	0	0	3	0	15	0
												DASZ TOTAL =		169
6073	0	50	18	10	0	90	3	102	0	90	0	0	50	250
												DASZ TOTAL =		663
6074	7	26	0	0	200	7	19	81	0	13	0	0	351	130
												DASZ TOTAL =		834
6075	0	0	0	0	0	0	4	0	0	0	0	0	4	0
												DASZ TOTAL =		8
6076	0	25	0	0	0	11	2	50	0	68	0	0	125	125
												DASZ TOTAL =		406
6077	0	26	0	0	0	0	0	9	30	46	0	0	8	0
												DASZ TOTAL =		119
6078	0	0	0	0	0	4	0	0	16	C	0	0	0	0
												DASZ TOTAL =		20
[illegible]	50	55	0	24	0	60	7	3	13	4	30	0	34	0
												DASZ TOTAL =		280
6111	7	20	0	13	0	13	0	3	10	20	15	0	5	0
												DASZ TOTAL =		111
6112	9	0	0	10	0	25	0	9	0	0	14	0	8	15
												DASZ TOTAL =		90
6113	140	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		140

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
6114	10	20	0	16	0	10	0	11	0	0	2	0	19	0
												DASZ	TOTAL =	88
6115	10	10	0	16	0	10	0	0	0	0	11	0	15	50
												DASZ	TOTAL =	122
6116	4	30	0	25	0	10	4	0	0	15	10	0	1	60
												DASZ	TOTAL =	159
6117	40	10	0	0	15	20	0	0	0	0	6	0	2	0
												DASZ	TOTAL =	93
6121	14	10	0	25	0	10	2	0	4	0	30	0	24	30
												DASZ	TOTAL =	149
6122	75	0	0	20	0	29	0	5	30	0	32	0	55	10
												DASZ	TOTAL =	256
6123	4	30	0	0	0	10	0	0	0	1	10	0	10	0
												DASZ	TOTAL =	65
6131	75	35	0	25	0	28	6	3	15	0	17	0	50	0
												DASZ	TOTAL =	254
6141	55	29	0	18	0	29	8	8	30	1	0	0	150	100
												DASZ	TOTAL =	428
6142	14	0	0	27	0	57	1	7	0	0	0	0	44	30
												DASZ	TOTAL =	180
6151	10	30	0	13	0	0	0	0	0	0	0	0	1	50
												DASZ	TOTAL =	104
6152	7	20	0	26	0	38	0	0	0	0	0	0	15	50
												DASZ	TOTAL =	156
6153	40	25	5	0	0	9	2	1	6	0	0	0	30	50
												DASZ	TOTAL =	168
6154	4	0	0	0	555	4	0	0	0	0	0	0	7	0
												DASZ	TOTAL =	570
6201	6	0	0	0	0	0	0	0	0	0	0	0	5	0
												DASZ	TOTAL =	11
6202	0	0	0	0	0	0	0	0	0	0	0	0	2	0
												DASZ	TOTAL =	2
6211	0	0	0	0	0	0	0	0	0	0	0	0	2	0
												DASZ	TOTAL =	2
6212	0	0	5	20	0	0	0	0	0	0	0	0	4	0
												DASZ	TOTAL =	29
6213	90	50	0	10	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	150
6214	0	23	0	10	0	5	0	0	0	21	0	0	7	0
												DASZ	TOTAL =	66
6215	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
6221	0	0	0	0	0	10	1	0	0	0	0	0	4	0
												DASZ	TOTAL =	15
6222	0	20	0	25	354	0	0	0	0	0	0	0	0	10
												DASZ	TOTAL =	409
6223	0	0	0	0	0	0	0	0	0	0	0	0	2	0
												DASZ	TOTAL =	2
6301	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
6311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6401	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4
6402	51	0	0	19	0	27	14	7	0	0	0	0	101	0	219
6403	0	20	0	20	0	24	0	0	51	0	0	0	2	0	117
6404	0	10	0	0	0	10	0	0	0	675	0	0	1	400	1096
6405	0	10	0	0	0	0	0	0	0	0	0	0	0	25	35
6406	0	0	0	10	0	5	0	0	0	0	0	0	0	0	15
6411	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
6412	0	0	14	13	0	4	0	0	0	0	0	0	4	0	35
6413	25	50	0	15	0	0	2	0	0	0	0	0	6	50	148
6501	40	0	0	0	0	10	0	3	0	13	7	0	0	15	88
6502	90	0	0	17	0	60	2	2	0	0	7	0	5	0	183
6503	76	60	17	33	10	130	4	13	20	5	25	2	100	0	495
6504	23	0	7	24	0	90	7	4	0	3	25	0	25	50	258
6511	0	0	0	0	0	0	0	0	0	0	0	0	5	25	30
6512	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35
6513	0	30	0	0	0	0	0	0	0	0	2	0	2	0	34
6521	10	0	0	0	0	0	0	0	0	0	0	0	4	0	14
6522	0	0	0	3	0	7	0	0	0	1139	0	0	0	20	1169
6523	120	0	0	0	0	0	0	0	0	0	0	0	0	5	125
7001	0	50	11	4	125	0	3	0	0	54	0	0	155	2	404
7002	50	30	1	15	0	552	14	190	15	109	0	0	385	2	135[illegible]
7011	14	20	0	0	0	161	16	250	0	181	0	0	450	3[illegible]	13[illegible]
7012	22	10	0	0	0	8	0	25	13	0	0	0	6	3[illegible]	114
7021	11	28	0	16	0	45	4	25	0	13	0	0	20	0	162

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EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7022	80	20	0	20	0	10	3	4	0	13	0	0	35	0
												DASZ	TOTAL =	185
7023	0	0	0	10	0	0	0	0	0	0	0	0	2	0
												DASZ	TOTAL =	12
7031	110	0	0	2	0	4	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	116
7032	10	20	0	20	0	62	4	7	4	13	0	0	8	0
												DASZ	TOTAL =	148
7033	10	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	10
7034	10	23	11	22	0	62	4	0	0	3	0	0	10	0
												DASZ	TOTAL =	145
7041	17	110	0	30	0	340	19	20	50	39	0	0	131	40
												DASZ	TOTAL =	796
7042	30	20	11	16	0	103	3	6	0	13	0	0	15	30
												DASZ	TOTAL =	247
7043	30	38	0	25	0	117	12	18	30	0	2	0	40	30
												DASZ	TOTAL =	342
7051	0	21	12	0	0	20	0	50	0	13	0	0	130	60
												DASZ	TOTAL =	306
7052	1	100	22	10	0	20	0	0	0	15	0	0	3	10
												DASZ	TOTAL =	181
7101	10	20	1	23	25	10	0	1	25	0	0	0	9	10
												DASZ	TOTAL =	134
7111	0	0	0	0	650	5	0	0	0	0	0	0	5	15
												DASZ	TOTAL =	675
7112	0	0	0	20	0	5	0	0	0	0	0	0	10	0
												DASZ	TOTAL =	35
7113	0	0	0	0	500	0	0	1	0	0	0	0	0	0
												DASZ	TOTAL =	501
7121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7122	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7131	0	20	0	0	0	0	0	0	0	0	0	0	0	10
												DASZ	TOTAL =	30
7132	0	10	0	25	0	0	0	0	0	0	0	0	1	5
												DASZ	TOTAL =	41
7133	0	100	0	10	0	0	0	0	0	0	0	0	25	0
												DASZ	TOTAL =	135
7134	0	20	0	0	0	0	0	0	0	0	0	0	10	0
												DASZ	TOTAL =	30
7201	0	27	0	10	0	7	12	9	0	0	0	0	31	40
												DASZ	TOTAL =	136
7202	0	10	0	0	0	0	0	0	0	0	0	0	9	0
												DASZ	TOTAL =	19
7211	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7212	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7301	0	0	4	0	0	1	0	0	0	0	0	0	0	0	5
7401	17	23	11	16	0	49	3	2	0	0	0	0	15	0	136
7402	10	20	0	25	0	42	0	0	3	1	3	0	0	0	104
7403	65	110	0	50	0	150	33	8	51	1	2	0	90	20	580
7411	20	30	0	25	0	30	2	0	15	26	0	0	15	0	163
7412	45	40	12	31	0	64	2	0	5	0	0	0	20	0	219
7413	0	27	0	26	0	70	0	5	14	0	0	0	4	0	146
7421	96	30	0	14	0	10	2	1	2	0	0	0	14	0	159
7422	4	35	0	10	0	20	2	0	20	0	0	0	16	0	107
7423	37	28	0	19	0	20	2	2	0	1	2	0	9	50	170
7424	52	43	2	20	0	50	4	7	0	1	0	0	45	0	224
7431	41	30	14	18	0	40	1	6	0	1	0	0	6	0	157
7432	64	30	0	25	60	18	1	1	0	1	0	0	1	0	201
7433	30	0	0	0	0	0	0	0	0	1	0	0	0	0	31
7434	4	42	17	10	0	20	0	2	0	1	0	0	16	0	112
7435	40	10	0	6	0	10	0	0	0	0	0	0	0	0	66
7441	0	0	0	10	0	0	0	0	5	0	0	0	50	0	65
7442	0	10	0	0	0	0	0	3	0	0	0	0	10	15	38
7443	6	20	5	0	0	10	0	0	5	13	0	0	0	0	59
7444	0	20	0	0	0	0	0	0	0	0	0	0	5	20	45
7445	100	25	12	6	0	30	2	4	0	0	0	0	25	15	219
7451	0	34	0	8	0	15	0	1	0	0	0	0	3	0	61
7452	4	20	0	15	0	15	0	0	0	0	0	0	4	0	58
7453	0	10	0	10	0	10	0	0	0	0	0	0	5	0	35
7454	0	0	2	0	0	0	11	0	0	0	0	0	25	5	43

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1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 9848

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7455	0	20	0	0	0	0	0	0	0	0	0	0	10	25
												DASZ	TOTAL =	55
7456	0	20	0	5	0	0	0	0	0	0	0	0	6	0
												DASZ	TOTAL =	31
7461	18	0	14	19	0	23	0	3	0	0	0	0	0	0
												DASZ	TOTAL =	77
7462	18	20	0	14	0	30	3	4	21	13	0	0	14	0
												DASZ	TOTAL =	137
7463	45	30	7	8	0	30	13	0	0	13	0	0	10	160
												DASZ	TOTAL =	316
7464	52	30	0	24	0	20	4	3	2	12	0	0	17	0
												DASZ	TOTAL =	164
7501	31	29	0	18	0	40	2	0	15	0	0	0	150	0
												DASZ	TOTAL =	285
7502	90	0	0	0	0	10	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	100
7503	0	30	0	25	0	80	3	0	0	0	0	0	18	0
												DASZ	TOTAL =	156
7504	0	20	0	0	20	0	0	1	0	2	0	0	2	0
												DASZ	TOTAL =	45
7511	62	38	0	20	0	35	2	4	20	0	0	0	24	0
												DASZ	TOTAL =	205
7512	52	40	0	28	0	170	2	5	138	2	0	0	10	0
												DASZ	TOTAL =	447
7521	45	10	0	30	100	90	4	0	0	13	0	0	0	40
												DASZ	TOTAL =	378
7522	60	13	3	10	0	10	3	6	2	0	0	0	95	0
												DASZ	TOTAL =	202
7531	8	11	0	20	0	30	2	0	5	0	0	0	28	0
												DASZ	TOTAL =	104
7532	30	30	0	0	0	10	2	0	19	23	0	0	15	0
												DASZ	TOTAL =	129
7533	0	0	0	20	0	5	0	0	140	0	0	0	0	0
												DASZ	TOTAL =	165
7534	10	20	0	0	0	0	0	0	0	13	0	0	10	0
												DASZ	TOTAL =	53
7535	0	0	0	0	0	0	0	0	0	0	0	0	4	20
												DASZ	TOTAL =	24
7541	0	10	0	40	0	4	0	0	0	0	0	0	1	15
												DASZ	TOTAL =	70
7542	0	0	0	0	0	0	0	0	0	0	0	0	5	10
												DASZ	TOTAL =	15
7551	0	40	0	0	0	4	0	0	0	0	0	0	10	0
												DASZ	TOTAL =	54
7552	140	0	0	16	0	9	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	165
7553	70	50	0	18	0	12	11	1	0	0	0	0	5	45
												DASZ	TOTAL =	212
7561	19	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	19

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1975 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7562	0	30	0	40	0	14	2	0	0	0	0	0	10	0
												DASZ TOTAL =		96
7571	57	20	8	25	0	60	4	0	6	13	0	0	10	0
												DASZ TOTAL =		203
7572	7	25	0	15	0	5	4	1	1	24	2	0	2	30
												DASZ TOTAL =		116
7601	94	40	14	36	200	115	5	6	42	24	0	0	24	6
												DASZ TOTAL =		606
7602	63	30	4	23	0	120	3	6	100	24	2	0	237	4
												DASZ TOTAL =		616
7603	69	30	40	20	0	130	3	1	15	12	0	0	10	3
												DASZ TOTAL =		333
7611	30	30	0	50	0	300	0	0	12	26	0	0	67	0
												DASZ TOTAL =		515
7612	47	20	0	0	0	30	0	10	10	0	0	0	6	0
												DASZ TOTAL =		123
7613	100	0	0	0	0	5	0	0	0	0	0	0	0	0
												DASZ TOTAL =		105
7614	4	0	0	0	0	30	2	0	10	0	0	0	2	0
												DASZ TOTAL =		48
7621	54	30	0	17	0	31	2	2	10	0	0	0	12	15
												DASZ TOTAL =		173
7622	97	100	12	16	0	19	0	0	0	1	2	0	45	0
												DASZ TOTAL =		292
7623	4	0	0	0	0	14	0	3	0	0	0	0	4	0
												DASZ TOTAL =		25
7631	17	20	0	13	0	40	0	4	15	13	0	0	50	0
												DASZ TOTAL =		172
7632	46	20	0	11	0	30	2	7	10	25	0	0	45	0
												DASZ TOTAL =		196
7633	0	0	0	13	0	0	0	0	0	0	0	0	5	0
												DASZ TOTAL =		18
7634	15	20	0	18	0	20	0	3	0	0	0	0	30	0
												DASZ TOTAL =		106
7635	197	0	0	0	0	10	0	0	11	0	0	0	25	0
												DASZ TOTAL =		243
7641	21	35	32	24	0	80	9	5	12	8	0	4	10	30
												DASZ TOTAL =		270
7642	65	40	18	50	0	121	11	12	60	13	0	0	100	30
												DASZ TOTAL =		520
7651	67	73	0	44	0	110	2	17	20	0	3	0	113	90
												DASZ TOTAL =		539
7652	10	0	14	45	0	120	0	0	160	0	0	0	4	0
												DASZ TOTAL =		353
7661	0	0	0	5	0	10	0	0	0	0	2	0	4	0
												DASZ TOTAL =		21
7662	90	50	2	50	0	45	3	3	5	0	0	0	30	2
												DASZ TOTAL =		280
7671	0	15	0	0	0	0	0	0	0	0	0	0	102	0
												DASZ TOTAL =		117

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

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DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7672	10	45	0	60	0	1325	10	0	40	0	0	0	0	200
												DASZ TOTAL =		1690
7673	174	50	0	20	0	40	2	0	170	0	0	0	10	100
												DASZ TOTAL =		566
7674	24	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		24
7675	41	0	0	15	0	10	0	0	0	1	0	0	0	0
												DASZ TOTAL =		67
7676	4	40	2	90	0	1400	5	0	80	0	0	0	0	60
												DASZ TOTAL =		1681
7677	59	0	0	0	0	10	0	3	0	0	0	0	0	0
												DASZ TOTAL =		72
8001	240	27	14	30	0	214	0	74	0	0	0	0	0	51
												DASZ TOTAL =		650
8002	11	3	0	0	0	90	1	5	0	0	0	0	0	0
												DASZ TOTAL =		110
8011	2416	0	0	0	500	13	0	0	0	14	0	0	0	0
												DASZ TOTAL =		2943
8012	0	20	4	0	400	0	1	24	0	0	0	0	50	0
												DASZ TOTAL =		499
8013	8	0	0	0	0	4	11	0	0	0	0	0	0	0
												DASZ TOTAL =		23
8021	90	45	14	40	0	251	23	9	10	17	0	0	2	10
												DASZ TOTAL =		511
8022	65	20	0	33	0	209	2	53	20	1	0	0	2	0
												DASZ TOTAL =		405
8023	410	20	0	23	0	14	0	0	100	0	0	0	4	0
												DASZ TOTAL =		571
8031	1310	32	0	60	0	212	2	15	30	197	0	0	10	0
												DASZ TOTAL =		1868
8032	73	20	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		93
8041	250	130	19	58	300	450	43	339	300	32	0	0	120	14
												DASZ TOTAL =		2055
8051	510	0	3	0	0	2	0	0	0	0	0	0	140	10
												DASZ TOTAL =		665
8052	0	0	0	0	15	0	0	0	0	0	0	0	0	20
												DASZ TOTAL =		35
8061	10	75	17	22	0	36	6	5	10	90	4	0	12	10
												DASZ TOTAL =		297
8062	30	30	0	38	500	50	0	9	18	39	2	0	50	15
												DASZ TOTAL =		781
8071	0	50	0	0	0	0	0	0	0	0	0	0	4	15
												DASZ TOTAL =		69
8072	0	0	0	0	0	1	1	0	10	0	0	0	2	15
												DASZ TOTAL =		29
8081	0	0	0	0	0	0	2	0	0	0	0	0	4	0
												DASZ TOTAL =		6
8082	0	0	0	0	0	14	5	0	0	0	0	0	4	20
												DASZ TOTAL =		43

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.F.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8083	0	30	0	0	10	0	0	75	6	50	0	0	0	30	201
8101	109	40	0	30	0	38	3	12	40	1	0	0	20	0	293
8102	26	0	0	20	0	39	19	20	10	1	0	0	10	3	148
8111	615	30	0	11	1500	0	0	20	0	0	0	0	0	0	2176
8112	120	50	19	54	0	105	2	0	20	13	0	0	25	0	409
8113	20	33	5	24	0	42	0	30	21	0	0	0	24	0	199
8121	20	36	0	33	0	40	2	2	20	0	0	0	25	0	178
8122	10	0	11	24	0	25	0	6	70	25	1	0	3	0	175
8123	0	0	0	0	0	71	0	0	0	0	0	0	10	0	81
8131	45	40	17	111	300	320	13	59	70	0	9	0	50	0	1034
8132	124	150	14	40	0	79	0	18	38	13	3	0	192	0	671
8133	10	0	0	0	0	0	0	0	0	0	0	0	0	2	12
8141	107	100	14	36	0	275	4	90	170	6	2	0	10	0	814
8142	60	95	4	27	0	55	4	10	40	0	0	0	35	0	330
8143	9	0	0	0	0	0	0	0	0	0	0	0	4	2	15
8144	0	0	0	11	0	140	0	0	40	0	0	0	4	0	195
8151	340	150	24	150	2500	300	16	119	1150	71	0	0	127	18	4965
8152	10	250	0	30	200	40	5	0	10	0	0	0	10	25	580
8161	360	260	39	110	0	564	18	157	465	403	0	0	188	135	2699
8162	7	0	0	20	0	180	3	3	20	0	0	0	6	0	239
8171	116	80	30	80	0	243	11	23	140	13	0	0	50	21	807
8172	26	30	16	39	0	40	4	0	30	0	0	0	5	0	190
8201	98	150	23	43	0	93	12	148	415	0	0	0	126	0	1108
8202	7	30	0	25	0	21	0	17	30	13	0	1	4	2	150
8211	119	40	7	30	0	258	14	75	120	9	0	0	15	0	687

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
8212	0	29	0	0	0	0	0	0	0	0	0	0	5	0
												DASZ TOTAL =		34
8221	4	1	177	11	250	0	0	0	0	0	0	0	60	30
												DASZ TOTAL =		533
8231	54	25	4	24	0	78	18	4	25	0	6	0	82	0
												DASZ TOTAL =		320
8232	10	20	36	20	0	132	9	10	8	0	0	0	13	40
												DASZ TOTAL =		298
8233	50	60	13	40	0	265	10	2	80	16	0	0	90	0
												DASZ TOTAL =		626
8234	55	50	4	50	0	150	37	26	80	22	0	2	310	2
												DASZ TOTAL =		788
8241	57	0	0	0	0	0	0	0	0	0	0	0	2	0
												DASZ TOTAL =		59
8242	13	25	0	16	0	36	2	8	10	0	2	0	10	0
												DASZ TOTAL =		122
8243	33	70	11	59	0	170	14	6	15	13	0	0	25	0
												DASZ TOTAL =		416
8244	33	35	0	23	0	29	4	0	15	7	0	0	470	20
												DASZ TOTAL =		636
8251	0	0	0	0	100	4	0	0	0	0	0	0	0	0
												DASZ TOTAL =		104
8252	0	30	0	0	0	1	11	0	0	0	0	0	0	0
												DASZ TOTAL =		42
8261	12	30	0	80	0	148	10	50	18	18	0	0	470	110
												DASZ TOTAL =		946
8262	13	40	19	30	0	65	20	0	12	0	0	0	34	0
												DASZ TOTAL =		233
8263	50	20	0	14	0	52	4	0	0	0	0	0	20	0
												DASZ TOTAL =		160
8271	10	30	0	20	0	20	4	1	0	0	0	0	30	0
												DASZ TOTAL =		115
8272	7	44	0	12	0	10	2	7	0	14	0	0	40	3
												DASZ TOTAL =		139
8273	0	0	0	6	0	0	0	0	0	1473	0	0	1	20
												DASZ TOTAL =		1500
8281	3	0	10	20	0	30	0	0	0	0	0	0	10	25
												DASZ TOTAL =		98
8282	0	69	0	24	0	30	1	4	0	1	0	0	0	25
												DASZ TOTAL =		154
8301	0	0	0	0	0	0	0	0	0	0	0	0	12	50
												DASZ TOTAL =		62
8311	1	0	0	34	0	4	0	1	10	1	0	0	28	0
												DASZ TOTAL =		79
8312	0	0	0	0	0	0	0	0	0	0	0	0	4	0
												DASZ TOTAL =		4
8313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		0
8321	0	0	0	24	0	1	0	0	0	243	0	0	6	10
												DASZ TOTAL =		294

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8402	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15
8411	13	0	0	0	7413	7	0	0	0	0	0	0	0	0	7433
8412	41	0	0	0	0	4	0	0	0	0	0	0	0	25	70
8413	0	0	0	15	350	11	0	4	0	0	0	0	0	600	980
8414	0	0	0	0	85	0	0	0	0	0	0	0	0	0	85
8415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8421	76	0	0	0	1400	0	0	0	0	0	0	0	0	0	1476
8422	1365	0	0	0	0	17	0	0	0	0	0	0	0	0	1382
8423	10	0	0	0	0	0	12	0	0	0	0	0	15	0	37
8431	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
8432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8433	81	0	0	20	0	10	0	4	0	0	0	0	0	0	115
8434	19	4762	0	0	3428	3	0	0	0	0	0	0	0	15	8227
8441	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
8501	0	20	0	15	0	30	2	0	0	0	0	0	12	10	89
8502	57	30	21	14	0	23	0	1	10	3	0	0	5	0	164
8511	10	26	0	10	0	8	2	0	0	0	0	0	0	0	56
8512	107	30	36	80	0	223	3	11	50	26	0	3	9	0	578
8513	8	0	0	40	0	131	3	0	0	13	0	0	0	30	225
8514	7	0	0	10	0	3	0	2	3	0	0	0	0	0	25
8521	24	24	4	22	0	12	0	0	90	0	4	0	17	0	197
8522	123	50	5	50	0	330	13	62	270	100	0	10	137	160	1312
8523	0	24	4	50	0	401	2	4	70	0	0	0	10	0	565
8524	165	0	0	0	0	4	0	0	0	0	0	0	0	0	169

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.F.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
8531	36	75	28	80	0	156	30	74	50	25	0	0	60	30
												DASZ	TOTAL =	644
8532	0	0	8	0	0	0	0	4	0	0	0	0	9	0
												DASZ	TOTAL =	21
8533	0	0	0	0	0	260	0	0	0	0	0	0	2	0
												DASZ	TOTAL =	262
8534	22	50	0	100	0	204	30	33	21	64	0	0	184	0
												DASZ	TOTAL =	708
8535	100	34	0	20	0	50	12	3	15	0	0	0	30	0
												DASZ	TOTAL =	264
8541	80	499	10	65	0	248	16	15	62	183	0	0	9	0
												DASZ	TOTAL =	1187
8542	31	35	0	25	0	20	2	0	36	0	0	0	10	0
												DASZ	TOTAL =	159
8551	38	29	0	25	0	61	12	12	10	26	0	0	20	0
												DASZ	TOTAL =	233
8552	0	0	0	0	0	9	0	0	0	0	0	0	2	15
												DASZ	TOTAL =	26
8561	81	50	7	65	0	64	24	65	0	4	0	0	9	0
												DASZ	TOTAL =	369
8601	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
8611	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
TOTL	21320	15308	1500	10750	34070	26603	1892	7072	10450	15095	785	325	12355	11210
												GRAND	TOTAL =	163735

A 9854

303077

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
5000	0	6	0	2	0	0	0	6	0	0	0	3	0	6	DASZ TOTAL = 23
5001	0	2	0	1	0	0	0	8	0	0	0	4	0	5	DASZ TOTAL = 20
5002	0	0	0	2	0	0	0	13	0	0	0	2	0	6	DASZ TOTAL = 23
5003	0	0	0	1	0	0	0	7	0	0	0	2	0	4	DASZ TOTAL = 14
5004	0	0	0	0	0	0	0	8	0	0	0	3	0	3	DASZ TOTAL = 14
5005	0	7	0	3	0	0	0	5	0	0	0	4	0	6	DASZ TOTAL = 25
5006	0	0	0	1	0	0	0	2	0	0	0	7	0	3	DASZ TOTAL = 13
5007	0	0	0	2	0	0	0	8	0	0	0	0	0	3	DASZ TOTAL = 13
5008	0	0	0	1	0	0	0	18	0	0	0	0	0	6	DASZ TOTAL = 25
5009	0	3	0	3	0	0	0	11	0	0	0	1	0	7	DASZ TOTAL = 25
5010	0	0	0	0	0	0	0	0	0	5	0	0	0	1	DASZ TOTAL = 6
5011	0	0	0	0	0	0	0	0	1	2	0	6	2	1	DASZ TOTAL = 12
5012	0	0	0	0	0	0	0	2	0	2	0	0	0	0	DASZ TOTAL = 4
5013	0	2	0	1	0	0	0	2	0	3	0	0	0	2	DASZ TOTAL = 10
5014	0	1	0	1	0	0	0	1	1	0	0	0	0	1	DASZ TOTAL = 5
5015	0	0	0	0	0	0	0	0	0	4	0	0	0	3	DASZ TOTAL = 7
5101	0	5	0	4	0	0	1	1	1	2	0	0	0	1	DASZ TOTAL = 15
5102	0	34	0	4	0	0	0	7	3	12	0	0	0	15	DASZ TOTAL = 75
5103	1	32	0	7	0	0	0	16	0	0	0	4	4	16	DASZ TOTAL = 80
5104	0	82	1	15	0	0	3	11	0	0	0	0	0	28	DASZ TOTAL = 140
5105	0	13	0	1	0	0	1	1	0	0	0	0	0	4	DASZ TOTAL = 20
5111	0	56	0	2	0	0	3	7	2	17	0	9	0	24	DASZ TOTAL = 120
5112	2	85	0	2	0	0	2	10	0	0	5	2	12	30	DASZ TOTAL = 150
5121	0	140	0	16	0	0	0	23	0	39	5	7	34	66	DASZ TOTAL = 330

A 9855

71

A 9856

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE		PUBLIC	STREETS	DASZ TOTAL =
	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE			
5122	0	15	0	2	0	0	0	3	2	0	0	0	0	6	28
5131	0	4	0	1	0	0	0	0	0	0	0	0	139	16	160
5132	0	59	1	18	0	0	0	11	0	0	0	0	0	23	112
5141	0	1	0	0	0	0	0	139	0	0	0	0	40	50	230
5142	0	17	0	2	0	0	3	12	0	0	0	0	0	6	40
5143	0	99	0	2	0	0	4	2	0	0	0	4	17	32	160
5151	80	24	0	0	0	12	0	9	0	0	8	6	45	45	230
5152	140	67	0	2	0	7	16	2	0	0	0	0	54	72	360
5161	1	32	0	2	0	1	2	15	0	0	0	0	0	12	65
5162	0	44	0	4	0	0	1	11	3	9	0	0	0	18	90
5163	0	6	0	3	0	0	0	11	0	0	0	0	1	4	25
5171	0	1	0	5	0	0	0	1	0	0	10	5	0	2	24
5172	0	51	0	19	0	0	4	13	0	0	0	3	0	30	120
5173	0	67	2	11	0	0	0	4	0	0	1	7	0	23	115
5201	30	39	0	1	0	0	0	0	171	74	0	0	0	35	350
5211	0	44	0	1	0	0	1	2	0	0	0	0	0	12	60
5212	0	50	0	4	0	0	0	5	0	0	0	1	0	15	75
5213	0	20	0	1	0	0	0	11	2	18	3	1	0	14	70
5214	0	9	0	0	0	0	10	2	0	0	0	0	0	9	30
5221	0	0	0	0	0	0	0	1	6	8	0	0	0	1	16
222	0	4	0	0	0	0	0	9	12	17	0	0	10	13	65
231	0	0	0	0	0	0	0	0	16	11	0	0	0	3	30
232	0	2	1	0	0	0	0	0	26	39	0	0	0	7	75
233	0	1	0	0	0	0	0	0	7	5	0	0	0	2	15
241	10	50	0	1	0	0	0	0	1	10	0	0	0	13	85

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5242	10	40	0	2	0	0	16	36	16	36	5	47	0	52	260
5243	7	5	0	0	0	0	1	1	1	1	0	0	0	4	20
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16
5251	0	13	0	2	0	0	0	11	20	38	0	0	0	21	105
5261	0	17	1	7	0	0	0	0	3	18	0	20	0	18	84
5262	0	16	0	2	0	0	0	13	2	14	0	0	6	17	70
5271	0	0	0	0	0	0	0	0	0	0	1	4	0	1	6
5272	0	25	2	6	0	0	1	4	0	0	0	2	0	10	50
5273	0	42	0	3	0	0	1	12	1	5	0	7	10	14	95
5274	0	1	0	0	0	0	0	0	4	20	0	0	0	3	28
5301	0	51	1	0	0	0	21	83	38	9	65	2	135	45	450
5311	36	84	0	2	0	0	2	10	0	46	0	0	4	45	230
5312	80	49	0	0	0	0	0	12	5	19	12	11	0	47	235
5321	291	9	0	0	0	0	0	0	0	240	0	0	0	60	600
5322	392	8	0	0	0	0	0	0	0	50	0	0	0	50	500
5331	233	29	0	0	0	0	0	0	0	174	0	0	261	173	870
5401	206	53	0	1	0	0	0	0	0	0	0	0	60	80	400
5402	240	79	0	1	0	0	0	0	395	5	0	0	240	240	1200
5411	475	81	1	3	0	0	48	32	0	0	0	0	0	160	800
5412	384	6	0	0	0	0	0	30	30	30	0	0	0	120	600
5421	0	1	0	0	0	0	56	7	849	213	0	0	0	124	1250
5422	673	2	0	0	0	0	44	1	0	0	0	0	0	180	900
5431	1483	17	0	0	0	0	99	1	0	0	0	0	0	400	2000
5501	4667	2	0	0	0	0	311	0	0	0	310	1	0	934	6225
5502	676	74	0	0	0	0	49	1	0	0	50	0	0	150	1000

A 9857

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5503	748	66	0	0	0	0	54	67	0	0	0	0	0	165	1100
5504	4050	0	0	0	0	0	270	0	0	0	270	0	0	810	5400
5511	645	260	1	4	0	0	32	33	0	0	61	4	0	200	1300
5512	107	70	1	4	0	0	8	8	0	0	53	13	0	66	330
5521	299	150	0	1	0	0	28	2	0	0	0	0	0	120	600
5522	232	68	0	0	0	0	0	0	0	0	0	0	20	80	400
5523	193	69	0	0	0	0	12	12	0	0	0	0	95	94	475
5524	332	117	0	1	0	1	38	3	0	0	0	0	164	164	820
5531	968	231	0	1	0	0	76	4	0	0	0	0	0	320	1600
5532	760	434	0	6	0	0	76	4	0	0	0	0	0	320	1600
5601	76	87	2	3	0	2	13	12	0	5	0	0	0	50	250
5602	98	126	8	8	0	0	10	10	0	0	0	0	60	80	400
5603	37	69	0	0	0	0	4	3	0	0	0	0	8	30	150
5611	105	101	0	5	0	2	12	12	0	0	0	3	0	60	300
5612	66	80	1	3	0	0	6	6	0	0	8	5	25	50	250
5613	2	96	1	8	0	0	0	7	0	0	1	2	23	35	175
5621	104	188	0	9	0	5	22	23	0	0	4	5	0	90	450
5622	87	250	0	11	0	2	35	35	0	0	0	0	140	140	700
5631	385	408	0	7	0	0	130	30	0	0	0	0	0	240	1200
5632	16	12	0	0	0	0	0	0	0	0	11	11	0	5	55
5633	135	301	5	13	0	1	16	17	0	0	22	10	0	130	650
5634	87	229	0	8	0	1	17	16	0	0	16	16	130	130	650
5635	15	29	1	2	0	7	0	2	0	0	0	0	16	8	80
5636	20	57	0	0	0	0	0	3	0	0	0	0	0	20	100
5637	46	122	0	5	0	0	6	5	0	0	0	0	0	46	230

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5641	198	323	0	5	0	2	7	7	19	2	2	[illegible]	0	140	700
5701	1130	12	0	0	0	50	71	4	0	0	0	0	0	223	1490
5702	34	11	0	0	0	0	9	1	27	3	0	0	0	15	100
5711	94	31	53	2	0	3	18	18	15	58	0	0	0	73	365
5712	531	32	0	0	0	0	61	1	16	296	63	0	0	250	1250
5713	510	46	48	2	0	60	54	2	83	83	0	0	0	222	1110
5721	555	5	0	0	0	10	38	0	0	0	0	0	0	152	760
5722	340	205	0	0	0	10	81	2	0	0	56	37	9	185	925
5801	431	74	0	0	0	0	0	0	0	0	0	0	0	90	595
5802	212	0	0	0	0	0	28	525	0	0	0	0	0	85	850
5803	0	0	15	1	0	0	5	0	0	0	9	29	0	7	65
5811	21	177	15	13	0	0	23	21	0	0	4	14	0	72	360
5812	41	109	1	6	0	0	9	1	0	0	0	18	0	46	230
5821	12	105	10	9	0	0	22	15	4	11	0	0	112	75	375
5822	69	51	7	8	0	0	12	12	0	0	0	0	90	51	330
5831	49	8	0	0	0	0	47	9	90	60	56	0	0	56	375
5832	106	33	33	1	0	0	32	4	37	24	7	11	0	72	360
5833	66	149	3	6	0	0	17	17	5	2	0	3	0	67	335
6001	6	45	2	4	0	0	7	17	4	20	0	0	0	35	140
6002	10	126	0	9	0	0	8	21	17	41	0	0	0	54	290
6011	0	65	1	3	0	3	9	21	0	3	9	6	0	30	150
6012	2	84	1	6	0	0	3	9	0	15	0	0	0	30	150
6021	20	221	6	13	0	0	0	20	28	12	0	0	0	80	400
6031	18	40	0	1	0	0	0	16	0	5	0	0	6	22	108
6032	0	26	2	5	0	8	0	4	2	21	0	0	0	12	80

A 9859

75

A 9860

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
6033	0	29	1	9	0	0	5	7	0	0	5	3	5	16
												DASZ TOTAL =		80
6034	0	66	0	0	0	0	0	5	0	0	5	0	0	19
												DASZ TOTAL =		95
6041	29	8	0	3	0	0	18	7	12	3	0	0	0	20
												DASZ TOTAL =		100
6042	28	190	0	0	0	16	31	47	42	62	0	0	0	104
												DASZ TOTAL =		520
6043	66	75	0	2	0	0	3	6	0	0	0	0	0	38
												DASZ TOTAL =		190
6044	114	145	1	3	0	37	10	10	0	0	0	0	0	80
												DASZ TOTAL =		400
6051	88	73	0	0	0	0	12	11	0	0	0	0	0	46
												DASZ TOTAL =		230
6052	245	72	2	1	0	0	0	0	358	2	0	0	0	120
												DASZ TOTAL =		800
6053	0	0	0	0	0	0	0	0	459	115	0	0	0	101
												DASZ TOTAL =		675
6054	0	0	0	0	0	0	10	4	260	6	0	0	0	50
												DASZ TOTAL =		330
6061	31	80	0	2	0	0	1	6	1	6	0	0	0	23
												DASZ TOTAL =		150
6062	250	82	0	4	0	0	0	0	352	18	3	5	0	126
												DASZ TOTAL =		840
6063	0	0	0	0	0	0	0	0	507	60	0	0	0	63
												DASZ TOTAL =		630
6071	0	34	0	1	0	0	18	7	0	0	0	0	0	15
												DASZ TOTAL =		75
6072	15	33	0	0	0	0	0	2	0	10	0	25	0	15
												DASZ TOTAL =		100
6073	12	32	0	0	0	0	0	0	92	40	0	0	0	44
												DASZ TOTAL =		220
6074	5	45	0	1	0	0	0	0	122	99	0	0	17	51
												DASZ TOTAL =		340
6075	0	0	0	0	0	0	0	0	227	12	0	0	0	26
												DASZ TOTAL =		265
6076	0	0	0	0	0	0	0	0	18	18	0	0	0	4
												DASZ TOTAL =		40
6077	0	8	0	0	0	0	28	13	0	0	20	1	56	14
												DASZ TOTAL =		140
6078	0	0	0	0	0	0	0	44	24	0	0	0	0	12
												DASZ TOTAL =		80
6101	186	238	8	4	0	4	16	24	0	0	0	0	160	160
												DASZ TOTAL =		800
6111	254	102	0	1	0	0	31	2	0	0	0	0	130	130
												DASZ TOTAL =		650
6112	38	110	1	2	0	0	18	4	0	0	0	2	5	45
												DASZ TOTAL =		225
6113	0	0	0	0	0	0	0	0	0	0	14	14	0	2
												DASZ TOTAL =		30

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
6114	0	67	0	1	0	0	0	0	0	0	0	0	0	17	85
6115	105	35	4	2	0	4	5	5	0	0	0	0	0	40	200
6116	68	48	2	1	0	3	10	2	0	0	0	4	46	46	230
6117	38	49	2	1	0	0	0	0	0	0	4	2	4	25	125
6121	271	148	0	1	0	0	292	3	220	0	0	0	0	165	1100
6122	242	239	6	7	0	0	14	5	0	0	4	2	0	106	625
6123	62	118	0	0	0	0	6	1	0	0	0	0	0	39	226
6131	100	207	0	1	0	4	2	22	0	0	24	24	0	96	480
6141	23	150	0	2	0	0	2	10	0	0	8	5	0	50	250
6142	0	85	0	1	0	0	0	6	0	0	0	0	0	23	115
6151	18	16	30	10	0	0	0	0	1	12	0	34	0	14	135
6152	44	80	0	3	0	0	3	4	0	2	0	0	0	34	170
6153	2	120	2	6	0	0	8	2	0	0	16	4	0	40	200
6154	0	0	0	0	0	0	0	0	0	0	11	44	0	10	65
6201	900	0	0	0	0	0	60	0	0	0	0	0	0	240	1200
6202	755	15	0	0	0	0	55	55	0	0	0	0	0	220	1100
6211	873	116	25	1	0	0	37	0	0	0	0	0	0	198	1250
6212	0	3	192	38	0	0	22	1	0	0	0	0	140	69	465
6213	48	42	0	0	0	0	18	0	0	0	0	108	90	54	360
6214	133	34	82	1	0	0	52	3	0	0	27	1	111	111	555
6215	389	61	0	0	0	0	30	0	0	0	0	0	0	120	600
6221	1108	17	0	0	0	0	74	1	0	0	0	0	0	300	1500
6222	658	24	0	1	0	0	51	1	0	0	0	0	105	210	1050
6223	980	70	0	0	0	0	70	0	0	0	0	0	0	280	1400
6301	2212	0	0	0	0	0	148	0	0	0	0	0	0	590	2950

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A 9862

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
6311	7650	0	0	0	0	0	510	0	0	0	0	0	0	2040
												DASZ TOTAL =		10200
6401	705	45	0	0	0	0	50	0	0	0	0	0	0	200
												DASZ TOTAL =		1000
6402	1078	163	0	1	0	0	72	18	0	0	72	18	18	360
												DASZ TOTAL =		1800
6403	710	115	0	0	0	0	71	304	0	0	0	0	0	300
												DASZ TOTAL =		1500
6404	0	0	0	0	0	0	0	0	108	27	0	0	0	15
												DASZ TOTAL =		150
6405	288	5	0	0	0	0	18	1	0	0	0	0	19	59
												DASZ TOTAL =		390
6406	592	37	0	5	0	0	44	1	0	0	0	0	45	190
												DASZ TOTAL =		900
6411	2135	3	0	0	0	0	141	1	0	0	0	0	0	570
												DASZ TOTAL =		2450
6412	789	142	0	0	0	0	0	0	0	0	0	0	310	310
												DASZ TOTAL =		1550
6413	476	4	0	0	0	0	479	1	0	0	0	0	0	240
												DASZ TOTAL =		1200
6501	62	131	0	2	0	0	5	1	0	0	0	9	30	60
												DASZ TOTAL =		300
6502	104	109	0	0	0	4	5	5	0	0	5	13	52	53
												DASZ TOTAL =		350
6503	703	253	1	9	0	20	22	50	0	0	0	29	145	218
												DASZ TOTAL =		1450
6504	658	220	1	8	0	5	84	7	0	0	0	18	546	273
												DASZ TOTAL =		1820
6511	407	9	0	0	0	0	25	1	0	0	0	0	0	78
												DASZ TOTAL =		520
6512	710	10	0	0	0	0	45	0	0	0	0	0	0	135
												DASZ TOTAL =		900
6513	169	43	0	0	0	0	0	0	0	0	0	0	0	38
												DASZ TOTAL =		250
6521	115	54	0	0	0	0	0	0	0	0	0	0	0	31
												DASZ TOTAL =		200
6522	385	7	0	0	60	60	0	8	114	46	0	0	0	120
												DASZ TOTAL =		800
6523	376	9	0	0	0	0	0	0	0	0	0	55	0	110
												DASZ TOTAL =		550
7001	0	0	0	0	0	0	58	8	0	49	0	0	0	50
												DASZ TOTAL =		165
7002	0	0	8	0	0	8	49	43	108	84	0	0	0	100
												DASZ TOTAL =		400
7011	0	5	0	3	0	5	93	41	76	113	0	0	0	84
												DASZ TOTAL =		420
7012	58	25	1	9	0	0	25	6	99	0	0	0	9	78
												DASZ TOTAL =		310
7021	0	98	0	1	0	0	5	5	0	0	0	0	7	29
												DASZ TOTAL =		145

1975 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
7022	0	97	16	1	0	0	12	3	0	0	6	9	0	36	180
7023	8	8	1	48	0	0	0	1	0	0	0	0	0	12	78
7031	0	12	19	1	0	0	0	0	0	0	42	16	0	10	100
7032	0	89	19	5	0	0	15	10	0	0	13	1	0	38	190
7033	0	0	16	40	0	0	0	12	0	0	0	0	0	12	80
7034	0	49	0	1	0	0	1	8	0	0	0	0	5	16	80
7041	0	0	0	0	0	15	92	54	0	0	0	0	0	69	230
7042	0	89	5	1	0	0	13	19	0	0	0	0	0	32	160
7043	0	122	0	1	0	0	1	28	0	0	0	0	0	39	190
7051	0	0	0	0	0	0	117	29	131	33	0	0	0	55	365
7052	0	0	0	0	0	0	60	88	0	0	0	0	0	17	165
7101	3	308	46	25	0	0	16	2	0	0	16	29	312	133	890
7111	0	0	96	1	0	45	47	1	380	0	0	239	0	142	950
7112	687	100	0	0	0	0	51	2	0	0	51	2	0	157	1050
7113	0	0	0	0	0	0	0	0	0	0	54	35	0	10	100
7121	1125	0	0	0	0	0	112	0	0	0	315	135	225	438	2250
7122	900	0	0	0	0	0	60	0	0	0	60	0	0	180	1200
7131	4	116	0	0	0	0	12	12	0	0	29	19	0	48	240
7132	358	100	0	0	0	0	69	1	0	0	34	1	0	142	705
7133	424	96	0	0	0	0	78	2	0	0	38	2	0	160	800
7134	340	167	0	0	0	0	74	4	0	0	38	1	0	156	780
7201	295	0	138	2	0	60	675	75	0	0	0	30	0	225	1500
7202	3500	0	0	0	0	0	238	12	0	0	249	1	0	1000	5000
7211	1505	0	0	0	0	0	106	1	0	0	108	0	0	430	2150
7212	910	0	0	0	0	0	65	0	0	0	65	0	0	260	1300

A 9863

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7301	7083	42	0	0	0	0	474	1	0	0	475	0	0	1425
												DASZ	TOTAL =	9500
7401	0	52	0	3	0	0	0	3	0	0	0	0	0	15
												DASZ	TOTAL =	73
7402	0	0	1	18	0	0	18	35	0	0	0	0	0	4
												DASZ	TOTAL =	76
7403	0	114	0	3	0	0	0	10	0	0	0	6	3	34
												DASZ	TOTAL =	170
7411	0	117	0	0	0	0	0	0	0	0	0	0	13	33
												DASZ	TOTAL =	163
7412	0	79	0	10	0	0	0	8	0	0	0	7	5	27
												DASZ	TOTAL =	136
7413	0	12	0	0	0	0	0	3	0	0	0	0	0	4
												DASZ	TOTAL =	19
7421	0	71	1	11	0	0	15	2	0	0	20	14	2	34
												DASZ	TOTAL =	170
7422	15	160	37	6	0	0	30	5	0	0	14	2	15	71
												DASZ	TOTAL =	355
7423	0	133	0	14	0	0	23	2	0	0	20	3	9	34
												DASZ	TOTAL =	238
7424	0	99	2	1	0	0	4	8	0	0	0	16	10	35
												DASZ	TOTAL =	175
7431	0	95	2	9	0	0	10	11	0	0	0	0	0	32
												DASZ	TOTAL =	159
7432	0	80	3	4	0	0	11	3	0	0	11	8	0	30
												DASZ	TOTAL =	150
7433	76	50	0	0	0	0	9	0	0	0	0	0	9	36
												DASZ	TOTAL =	180
7434	5	101	1	4	0	0	6	3	0	0	0	0	5	31
												DASZ	TOTAL =	156
7435	7	62	1	23	0	0	17	2	0	0	8	2	6	32
												DASZ	TOTAL =	160
7441	68	122	13	1	0	0	66	3	0	0	11	0	0	71
												DASZ	TOTAL =	355
7442	0	69	10	40	0	0	11	1	0	0	3	1	5	35
												DASZ	TOTAL =	175
7443	88	135	14	1	0	0	27	1	0	0	0	0	18	71
												DASZ	TOTAL =	355
7444	224	67	9	41	0	0	26	0	0	0	52	1	0	105
												DASZ	TOTAL =	525
7445	0	206	8	2	0	0	15	5	0	0	6	22	16	70
												DASZ	TOTAL =	350
7451	9	98	7	1	0	0	22	4	0	0	2	1	0	36
												DASZ	TOTAL =	180
7452	0	73	8	1	0	0	20	2	0	0	21	1	18	36
												DASZ	TOTAL =	180
7453	42	58	7	1	0	0	8	1	0	0	8	1	18	36
												DASZ	TOTAL =	180
7454	0	72	27	1	0	0	2	2	0	0	22	6	19	38
												DASZ	TOTAL =	189

A 9864

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7455	119	56	5	45	0	0	15	0	0	0	14	1	0	45
												DASZ TOTAL =		300
7456	177	73	3	27	0	0	19	1	0	0	19	1	0	80
												DASZ TOTAL =		400
7461	0	83	12	3	0	0	21	5	0	0	0	0	0	31
												DASZ TOTAL =		155
7462	0	102	0	5	0	0	8	5	0	0	6	2	0	32
												DASZ TOTAL =		160
7463	0	83	10	1	0	0	20	3	0	0	3	5	7	33
												DASZ TOTAL =		165
7464	0	71	0	3	0	0	30	3	0	0	7	18	0	33
												DASZ TOTAL =		165
7501	0	77	0	9	0	0	5	10	0	0	0	0	0	34
												DASZ TOTAL =		135
7502	0	0	0	0	0	0	0	0	0	0	22	5	0	1
												DASZ TOTAL =		28
7503	1	72	6	1	0	0	16	6	0	0	8	3	3	29
												DASZ TOTAL =		145
7504	0	0	0	0	0	0	11	1	0	0	0	0	42	6
												DASZ TOTAL =		60
7511	0	90	0	1	0	0	16	10	0	0	15	8	0	35
												DASZ TOTAL =		175
7512	0	95	2	2	0	0	0	12	0	0	0	5	7	31
												DASZ TOTAL =		155
7521	0	84	0	1	0	0	2	13	0	0	4	12	0	29
												DASZ TOTAL =		145
7522	0	118	0	0	0	0	3	6	0	0	2	7	0	34
												DASZ TOTAL =		170
7531	0	69	9	10	0	0	17	7	0	0	7	1	8	32
												DASZ TOTAL =		160
7532	2	110	0	0	0	0	17	1	0	0	12	2	0	36
												DASZ TOTAL =		180
7533	2	46	22	2	0	0	0	32	0	0	29	3	0	24
												DASZ TOTAL =		160
7534	2	43	50	3	0	0	18	1	0	0	8	1	27	27
												DASZ TOTAL =		180
7535	343	30	4	46	0	0	32	0	0	0	32	1	32	130
												DASZ TOTAL =		650
7541	233	25	10	60	0	0	22	2	0	0	22	1	5	95
												DASZ TOTAL =		475
7542	220	53	12	1	0	0	44	0	0	0	0	0	22	88
												DASZ TOTAL =		440
7551	89	47	0	0	0	0	9	1	0	0	0	0	0	36
												DASZ TOTAL =		182
7552	0	0	0	0	0	0	6	10	0	0	0	56	0	8
												DASZ TOTAL =		80
7553	86	115	6	1	0	0	30	2	0	0	2	8	10	65
												DASZ TOTAL =		325
7561	17	58	0	0	0	0	0	0	0	0	17	8	0	25
												DASZ TOTAL =		125

A 9865

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7562	0	132	0	0	0	0	4	12	0	0	7	1	16	43
													DASZ TOTAL =	215
7571	0	78	3	3	0	0	1	5	0	0	0	5	5	25
													DASZ TOTAL =	125
7572	0	129	0	7	0	0	2	7	0	0	0	0	15	40
													DASZ TOTAL =	200
7601	0	76	0	1	0	0	6	21	0	0	7	9	0	30
													DASZ TOTAL =	150
7602	0	95	1	1	0	0	1	19	0	0	0	12	3	33
													DASZ TOTAL =	165
7603	0	107	1	5	0	0	0	15	0	0	8	4	0	35
													DASZ TOTAL =	175
7611	0	128	0	1	0	0	0	8	0	0	0	2	5	36
													DASZ TOTAL =	180
7612	0	52	16	4	0	0	12	4	0	0	0	16	32	24
													DASZ TOTAL =	160
7613	0	0	0	0	0	0	9	0	0	0	0	0	32	4
													DASZ TOTAL =	45
7614	0	0	0	21	0	0	4	2	0	0	0	0	0	3
													DASZ TOTAL =	30
7621	2	105	0	0	0	0	0	4	0	0	18	6	0	45
													DASZ TOTAL =	180
7622	0	56	11	1	0	0	11	4	0	0	26	11	0	30
													DASZ TOTAL =	150
7623	0	22	3	15	0	0	4	8	0	0	13	3	0	12
													DASZ TOTAL =	80
7631	0	94	16	0	0	0	0	2	0	0	3	13	0	32
													DASZ TOTAL =	160
7632	0	196	11	16	0	0	20	5	0	0	9	11	20	72
													DASZ TOTAL =	360
7633	25	63	2	6	0	0	23	1	0	0	0	0	8	32
													DASZ TOTAL =	160
7634	0	42	0	6	0	0	4	12	0	0	0	0	0	16
													DASZ TOTAL =	80
7635	0	31	0	0	0	0	0	0	0	0	18	23	0	8
													DASZ TOTAL =	80
7641	0	119	1	8	0	0	1	8	0	0	0	2	0	34
													DASZ TOTAL =	172
7642	0	78	0	1	0	1	15	33	0	0	5	4	0	34
													DASZ TOTAL =	171
7651	0	145	5	1	0	0	8	34	0	0	1	6	0	50
													DASZ TOTAL =	250
7652	0	0	0	0	0	0	0	7	0	0	0	0	0	1
													DASZ TOTAL =	8
7661	0	0	8	1	0	0	6	9	0	0	27	0	0	9
													DASZ TOTAL =	60
7662	0	97	1	9	0	0	0	4	0	0	2	6	6	31
													DASZ TOTAL =	156
7671	0	0	7	21	0	0	18	12	0	0	0	0	6	11
													DASZ TOTAL =	75

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
7672	0	0	0	5	0	0	68	66	0	0	0	0	5	16	160
7673	0	3	0	4	0	0	16	7	0	0	2	13	0	5	50
7674	0	8	0	0	0	0	0	3	0	0	8	13	0	3	35
7675	0	0	10	12	0	0	5	1	0	0	15	4	0	8	55
7676	0	0	0	0	0	0	0	60	0	0	0	0	0	10	70
7677	0	0	0	0	0	0	0	0	0	0	13	5	0	2	20
8001	0	0	0	0	0	0	142	61	0	0	0	5	0	52	260
8002	0	0	0	0	0	0	15	5	0	0	0	0	0	30	50
8011	0	0	0	0	0	0	0	0	0	0	0	0	90	20	100
8012	0	0	0	0	0	0	0	11	0	0	0	0	176	33	220
8013	0	9	1	0	0	0	0	0	0	0	0	0	74	21	105
8021	0	25	0	26	0	0	0	4	0	0	0	5	0	15	75
8022	0	73	6	7	0	0	8	26	0	0	1	2	5	32	160
8023	0	4	0	0	0	0	0	8	0	0	0	20	0	8	40
8031	0	53	4	56	0	0	0	3	0	6	0	22	0	36	180
8032	0	0	0	0	0	0	0	0	0	0	3	11	0	1	15
8041	0	151	0	16	0	0	0	31	0	0	0	2	0	50	250
8051	15	10	0	0	0	0	0	25	0	8	0	0	167	25	250
8052	0	0	0	0	0	0	0	0	0	0	0	0	108	12	120
8061	22	71	3	2	0	0	48	30	0	0	0	0	0	44	220
8062	0	81	4	38	0	0	13	12	0	0	0	36	0	46	230
8071	141	11	0	0	0	0	0	2	0	0	0	33	0	33	220
8072	20	14	0	0	0	16	10	2	0	0	0	0	125	33	220
8081	0	20	4	0	0	0	0	0	129	0	0	0	0	27	180
8082	66	60	6	5	0	0	20	1	0	0	0	0	11	41	210

A 9867

A 9868

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY VACANT	SINGLE FAMILY IN USE	MULTI-FAMILY VACANT	MULTI-FAMILY IN USE	MOBILE HOME VACANT	MOBILE HOME IN USE	COMMERCIAL VACANT	COMMERCIAL IN USE	INDUSTRIAL VACANT	INDUSTRIAL IN USE	OFFICE VACANT	OFFICE IN USE	PUBLIC	STREETS	DASZ TOTAL =
8093	21	9	0	0	0	0	5	4	62	3	7	1	0	18	130
8101	0	114	3	6	0	0	4	5	0	0	5	7	0	36	180
8102	9	92	13	8	0	0	4	14	0	0	0	0	35	59	234
8111	0	3	0	0	0	0	0	0	0	0	0	27	0	5	35
8112	0	136	0	1	0	0	0	12	0	0	10	15	10	46	230
8113	0	78	0	1	0	0	4	9	0	0	0	4	0	24	120
8121	0	111	0	5	0	0	1	6	0	0	0	2	10	34	169
8122	10	90	1	7	0	0	3	5	0	0	3	2	14	34	169
8123	0	0	0	0	0	0	21	20	0	0	0	0	0	14	55
8131	0	98	8	18	0	0	0	15	0	0	0	5	0	36	180
8132	15	115	0	1	0	0	0	9	0	0	0	0	0	35	175
8133	15	10	0	0	0	0	0	4	0	0	0	2	0	11	42
8141	0	96	0	4	0	0	0	14	0	0	0	14	0	32	160
8142	0	104	1	10	0	0	0	16	0	0	0	0	9	35	175
8143	0	8	0	0	0	0	0	0	0	0	0	0	6	9	23
8144	0	0	0	0	0	0	0	9	0	0	0	0	0	1	10
8151	0	115	14	5	0	0	13	35	0	0	0	5	5	48	240
8152	0	0	0	0	0	0	11	11	0	0	0	0	0	2	24
8161	0	106	14	45	0	0	0	45	0	0	0	30	0	60	300
8162	0	0	0	5	0	0	4	13	0	0	0	0	0	3	25
8171	0	104	0	1	0	0	0	8	0	0	7	8	0	32	160
8172	0	53	0	13	0	0	0	6	0	0	0	0	0	18	90
8201	0	89	5	6	0	0	0	18	0	0	3	15	0	34	170
8202	0	73	0	1	0	0	0	5	0	0	0	0	0	26	105
8211	0	108	4	31	0	0	6	22	0	0	46	11	0	57	285

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
8212	0	0	0	0	0	0	0	0	0	0	15	1	0	10
												DASZ	TOTAL =	26
8221	0	1	0	0	0	0	0	0	0	0	0	0	218	11
												DASZ	TOTAL =	230
8231	0	36	0	30	0	0	5	12	0	0	0	9	0	23
												DASZ	TOTAL =	115
8232	0	102	0	1	0	0	5	21	0	0	5	2	0	34
												DASZ	TOTAL =	170
8233	0	89	7	27	0	0	0	17	0	0	0	0	0	35
												DASZ	TOTAL =	175
8234	0	52	6	21	0	1	0	24	0	0	0	0	0	26
												DASZ	TOTAL =	130
8241	0	0	29	2	0	0	14	4	0	0	11	7	0	23
												DASZ	TOTAL =	90
8242	0	35	0	52	0	0	6	15	0	0	0	0	0	27
												DASZ	TOTAL =	135
8243	0	7	0	8	0	3	32	38	0	0	0	0	0	22
												DASZ	TOTAL =	110
8244	0	48	15	21	0	16	0	16	8	8	0	0	0	33
												DASZ	TOTAL =	165
8251	0	0	0	0	0	0	19	13	0	0	0	0	207	26
												DASZ	TOTAL =	265
8252	0	0	0	0	0	0	13	12	0	0	0	0	0	10
												DASZ	TOTAL =	35
8261	0	11	0	3	0	23	73	56	31	20	0	0	0	38
												DASZ	TOTAL =	255
8262	0	67	0	12	0	15	17	9	0	0	0	0	0	30
												DASZ	TOTAL =	150
8263	10	85	8	5	0	0	11	7	0	0	13	5	0	36
												DASZ	TOTAL =	180
8271	0	0	0	0	0	22	52	38	0	0	31	1	0	16
												DASZ	TOTAL =	160
8272	29	68	0	0	0	4	5	5	0	0	0	0	0	55
												DASZ	TOTAL =	166
8273	0	1	0	0	0	20	5	5	0	176	0	0	0	12
												DASZ	TOTAL =	219
8281	89	31	8	62	22	82	86	12	0	0	0	0	0	98
												DASZ	TOTAL =	490
8282	47	21	0	2	0	0	40	20	0	0	18	2	0	50
												DASZ	TOTAL -	200
8301	459	36	0	0	0	0	0	0	0	0	163	2	41	124
												DASZ	TOTAL =	825
8311	144	193	1	0	0	0	18	195	0	0	10	0	0	114
												DASZ	TOTAL =	675
8312	414	67	0	0	0	0	32	0	0	0	0	0	7	130
												DASZ	TOTAL =	650
8313	439	51	0	0	0	0	35	0	0	0	35	0	0	140
												DASZ	TOTAL =	700
8321	968	31	0	0	0	0	3	2	0	25	0	0	0	0
												DASZ	TOTAL =	1029

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1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
8401	129	0	0	0	0	0	0	0	0	0	0	0	0	22	150
8402	88	0	0	0	0	0	0	0	0	0	0	0	210	52	350
8411	0	0	0	0	0	0	0	0	0	0	0	0	458	1832	2290
8412	0.	60	0	9	0	0	0	0	0	0	0	0	139	23	230
8413	0	0	0	0	0	0	84	126	0	0	0	0	0	490	700
8414	195	0	0	0	0	0	11	3	0	0	12	2	0	55	280
8415	308	0	0	0	0	0	22	0	0	0	22	0	0	88	440
8421	68	2	0	0	0	0	0	0	0	0	0	110	0	20	200
8422	0	0	0	0	0	0	0	0	0	0	5	31	0	4	40
8423	16	44	0	0	0	0	16	4	0	0	0	0	5	15	100
8431	96	192	10	2	0	0	0	0	0	0	0	4	0	76	380
8432	90	25	0	0	0	0	0	0	0	0	0	0	0	20	135
8433	167	238	26	19	0	0	0	188	0	0	0	0	0	112	750
8434	0	28	0	2	0	0	0	0	0	0	0	693	0	127	850
8441	0	0	0	0	0	0	0	0	0	0	0	0	29000	0	29000
8501	0	26	5	51	0	0	3	7	0	0	77	1	0	30	200
8502	0	86	4	1	0	0	0	0	0	0	8	4	25	32	160
8511	0	22	0	1	0	0	0	1	0	0	0	0	0	6	30
8512	0	63	0	3	0	0	0	16	0	0	0	6	0	22	110
8513	0	47	1	3	0	0	0	7	0	0	0	0	0	14	72
8514	0	26	1	0	0	0	0	0	0	0	0	0	1	6	34
8521	0	86	0	3	0	0	0	5	0	0	0	2	0	24	120
8522	0	33	1	19	0	0	28	39	0	0	0	0	0	30	150
8523	0	0	0	0	0	0	5	22	0	0	0	0	0	3	30
8524	0	0	0	0	0	0	0	0	0	0	0	26	0	3	29

A 9870

1995 DEVELOPMENT PATTERNS

1975 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
8531	0	110	0	9	0	0	0	17	0	0	0	0	0	34
													DASZ TOTAL =	170
8532	0	1	0	0	0	0	29	18	0	0	0	0	0	12
													DASZ TOTAL =	60
8533	0	0	0	0	0	0	29	12	0	0	0	0	0	4
													DASZ TOTAL =	45
8534	0	13	0	3	0	21	5	26	0	0	0	0	0	17
													DASZ TOTAL =	85
8535	0	88	2	19	0	0	2	16	0	0	2	11	0	35
													DASZ TOTAL =	175
8541	0	13	5	53	0	1	15	31	0	0	0	10	7	34
													DASZ TOTAL =	169
8542	0	112	0	16	0	0	2	10	0	0	0	0	0	35
													DASZ TOTAL =	175
8551	0	146	1	19	0	0	1	6	0	0	0	0	11	46
													DASZ TOTAL =	230
8552	0	47	0	5	0	0	0	0	0	0	0	0	33	10
													DASZ TOTAL =	95
8561	0	158	0	7	0	0	0	9	0	0	0	10	8	48
													DASZ TOTAL =	240
8601	1302	0	0	0	0	0	93	0	0	0	93	0	0	372
													DASZ TOTAL =	1860
8611	14250	0	0	0	0	0	750	0	0	0	0	0	0	0
													DASZ TOTAL =	15000
TOTL	91381	24091	1572	2017	82	702	10312	5159	5906	2919	4152	2937	36256	33430
													GRAND TOTAL =	220916

A 9871

A 9872

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5000	130	12	118	0	272	28	132	138
5001	25	3	22	0	109	7	22	21
5002	7	0	7	0	138	1	7	1
5003	0	0	0	0	125	0	0	0
5004	0	0	0	0	125	0	0	0
5005	109	19	90	0	315	21	111	112
5006	3	0	3	0	155	0	3	4
5007	0	0	0	0	150	1	7	8
5008	15	0	15	0	102	1	15	12
5009	70	5	65	0	157	13	71	73
5010	0	0	0	0	0	0	0	0
5011	0	0	0	0	0	0	0	0
5012	0	0	0	0	0	0	0	0
5013	7	5	2	0	9	2	7	4
5014	3	1	2	0	8	1	3	3
5015	0	0	0	0	75	0	0	0
5101	55	38	17	0	183	54	53	61
5102	250	200	50	0	905	164	280	276
5103	708	200	508	0	1501	133	779	629
5104	812	494	318	0	2223	494	893	744
5105	94	75	19	0	332	30	103	85
5111	373	333	40	0	1266	346	466	356
5112	569	513	56	0	1699	474	711	555
5121	1472	850	622	0	3975	910	1661	1653
5122	184	60	124	0	465	115	206	203
5131	30	20	10	0	92	16	49	32
5132	963	363	600	0	1993	173	1584	1033
5141	14	7	7	0	22	4	23	16
5142	154	104	50	0	335	37	233	173
5143	425	348	77	0	1084	145	699	485
5151	359	282	8	69	1119	169	502	457
5152	555	460	40	55	1717	447	777	692
5161	233	194	24	15	765	167	278	277
5162	351	263	88	0	917	107	419	412
5163	127	67	60	0	339	42	152	144
5171	231	33	198	0	329	33	380	248
5172	693	304	389	0	1659	219	947	764
5173	811	401	410	0	1962	277	1108	898
5201	246	236	10	0	701	249	344	298
5211	275	260	15	0	828	165	368	314
5212	404	319	85	0	1183	217	552	466
5213	132	120	12	0	405	87	181	159
5214	50	45	5	0	148	17	65	58
5221	0	0	0	0	0	0	0	0
5222	19	16	3	0	58	14	25	18
5231	0	0	0	0	0	0	0	0
5232	10	10	0	0	33	10	13	12
5233	4	4	0	0	15	7	5	5
5241	468	268	200	0	1258	229	409	432

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5242	246	226	20	0	774	194	215	237
5243	30	30	0	0	95	24	26	29
5244	0	0	0	0	0	0	0	0
5251	112	82	30	0	314	38	145	131
5261	169	25	144	0	343	47	172	181
5262	126	96	30	0	271	51	163	146
5271	0	0	0	0	0	0	0	0
5272	399	90	309	0	779	79	438	353
5273	290	169	121	0	744	115	253	270
5274	0	0	0	0	0	0	0	0
5301	20	20	0	0	77	28	25	23
5311	613	583	30	0	2357	742	766	585
5312	349	340	9	0	1378	375	435	332
5321	163	160	3	0	605	160	283	194
5322	165	160	5	0	649	160	287	195
5331	99	97	0	2	376	116	126	114
5401	429	270	10	149	1515	643	748	539
5402	330	290	10	30	1314	451	574	397
5411	325	250	25	50	1235	405	565	392
5412	60	60	0	0	282	90	104	71
5421	2	2	0	0	9	3	3	3
5422	60	23	0	37	117	34	104	72
5431	130	130	0	0	611	22	226	152
5501	354	244	110	0	1296	265	688	447
5502	767	213	510	44	1908	527	1491	917
5503	745	140	555	50	1700	209	1448	922
5504	0	0	0	0	0	0	0	0
5511	1018	935	48	35	4097	1435	1959	1196
5512	436	365	11	60	1741	365	831	523
5521	288	245	10	33	1102	293	549	353
5522	230	230	0	0	925	290	438	271
5523	195	180	5	10	730	210	372	248
5524	363	300	15	48	1342	585	692	437
5531	562	507	15	40	2242	941	1071	663
5532	792	712	30	50	3029	879	1510	940
5601	368	300	50	18	1257	332	584	414
5602	874	691	183	0	2917	823	1396	973
5603	354	341	13	0	1431	475	561	397
5611	785	681	63	41	2894	780	1245	809
5612	535	495	40	0	1953	701	848	601
5613	580	500	80	0	1914	346	920	552
5621	980	776	104	100	3190	785	1681	973
5622	1297	1057	140	100	3980	1055	2241	1305
5631	1494	1242	52	200	5678	1627	2418	1781
5632	80	80	0	0	333	96	128	94
5633	1344	1054	140	150	4744	1341	2308	1579
5634	1103	935	43	125	4098	1339	1894	1302
5635	200	90	10	100	645	117	343	253
5636	205	200	5	0	757	214	352	239
5637	477	447	30	0	1982	692	768	554

A 9873

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A 9874

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5641	1259	1076	33	150	4885	1348	2028	1499
5701	770	80	60	630	1972	260	1497	1107
5702	71	71	0	0	310	142	138	90
5711	970	146	674	150	2300	272	1886	1173
5712	272	262	10	0	1323	145	529	343
5713	1644	189	655	800	3140	428	3196	2174
5721	828	60	560	208	1777	195	1610	1026
5722	1710	1609	0	101	7563	2813	3324	2195
5801	954	394	560	0	2643	124	1855	1141
5802	0	0	0	0	0	0	0	0
5803	175	0	175	0	315	14	340	196
5811	1212	910	302	0	4102	879	2200	1480
5812	797	747	50	0	3222	1020	1447	898
5821	607	390	145	72	1977	514	1102	757
5822	699	550	149	0	2393	375	1269	857
5831	273	269	4	0	1176	325	531	343
5832	812	637	175	0	3347	931	1579	1007
5833	1186	1099	87	0	5114	1491	2153	1467
6001	327	257	70	0	997	232	529	382
6002	755	660	72	23	2372	534	1261	703
6011	347	273	45	29	1097	185	579	417
6012	508	428	80	0	1612	361	857	614
6021	1458	1198	260	0	4604	991	2443	1758
6031	292	272	20	0	1029	214	488	353
6032	195	66	70	59	479	84	327	238
6033	246	133	100	13	597	153	410	291
6034	170	170	0	0	616	119	284	204
6041	198	155	13	30	609	18	285	240
6042	984	627	107	250	3039	695	1653	1227
6043	384	360	24	0	1365	499	643	456
6044	967	527	40	400	3036	688	1620	1240
6051	327	327	0	0	1187	330	548	419
6052	422	357	15	50	1757	505	718	516
6053	0	0	0	0	0	0	0	0
6054	0	0	0	0	0	0	0	0
6061	304	294	10	0	1094	342	516	363
6062	560	360	50	150	1807	516	953	698
6063	0	0	0	0	0	0	0	0
6071	182	172	10	0	522	97	304	221
6072	195	195	0	0	677	179	326	236
6073	193	183	10	0	798	488	373	218
6074	196	186	10	0	887	153	379	219
6075	0	0	0	0	0	0	0	0
6076	0	0	0	0	0	0	0	0
6077	16	16	0	0	56	2	26	19
6078	0	0	0	0	0	0	0	0
6101	1750	1561	139	50	6395	1665	3383	2094
6111	1328	1323	5	0	4573	1204	2080	1631
6112	468	442	26	0	1598	510	1015	561
6113	0	0	0	0	0	0	0	0

300387

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
6114	315	301	14	0	1157	389	526	393
6115	807	655	77	75	2441	302	1560	1003
6116	339	245	30	64	1002	389	655	428
6117	382	352	30	0	1381	530	638	463
6121	437	429	8	0	1507	395	732	534
6122	760	604	156	0	2609	785	1273	905
6123	282	272	10	0	1008	287	612	344
6131	589	383	15	191	1825	355	987	762
6141	817	787	30	0	2908	773	1364	998
6142	283	273	10	0	952	233	474	339
6151	507	110	397	0	1121	107	980	568
6152	445	418	27	0	1554	407	866	546
6153	549	479	70	0	1894	523	1061	661
6154	4	4	0	0	224	5	6	6
6201	712	30	682	0	1347	100	1403	798
6202	681	98	583	0	1442	104	1342	774
6211	1287	657	630	0	3726	595	2537	1534
6212	2487	3	2484	0	4498	203	4902	2771
6213	236	234	2	0	2124	19	465	280
6214	952	815	137	0	4412	956	1876	1184
6215	1260	550	510	200	3532	923	2487	1561
6221	298	91	0	207	850	97	587	390
6222	2855	115	2740	0	5310	329	5627	3195
6223	777	745	32	0	3012	495	1531	979
6301	0	0	0	0	0	0	0	0
6311	0	0	0	0	0	0	0	0
6401	380	380	0	0	1330	380	749	484
6402	718	698	20	0	2758	833	1425	909
6403	1147	614	533	0	3041	639	2261	1377
6404	0	0	0	0	0	0	0	0
6405	35	35	0	0	123	17	68	45
6406	280	140	140	0	734	132	552	334
6411	35	35	0	0	123	35	69	45
6412	507	507	0	0	1744	233	999	646
6413	37	36	1	0	142	54	72	46
6501	510	483	27	0	1697	345	986	624
6502	659	457	2	200	2039	786	1104	759
6503	1748	1096	43	609	5869	1517	3268	2292
6504	1024	789	35	200	3537	960	1973	1305
6511	58	58	0	0	236	21	99	63
6512	56	55	1	0	226	44	65	66
6513	170	170	0	0	614	143	328	211
6521	216	213	3	0	853	198	416	267
6522	554	38	7	509	1387	197	943	776
6523	48	48	0	0	192	60	82	57
7001	0	0	0	0	0	0	0	0
7002	171	0	80	91	362	32	331	215
7011	100	20	30	50	235	45	193	126
7012	397	277	120	0	1064	281	767	466
7021	499	497	2	0	1982	641	1211	644

A 9875

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

A 9876

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7022	604	486	118	0	2183	680	1366	759
7023	561	52	509	0	1130	106	1361	639
7031	178	60	118	0	470	98	424	210
7032	599	442	156	1	2047	493	1454	747
7033	580	0	580	0	1044	46	1408	651
7034	251	250	1	0	1075	355	609	323
7041	146	0	4	142	348	41	301	212
7042	541	470	71	0	1656	377	1116	666
7043	672	669	3	0	2072	475	1336	842
7051	0	0	0	0	0	0	0	0
7052	0	0	0	0	0	0	0	0
7101	1660	1130	530	0	5147	1183	2757	1957
7111	1180	0	380	800	2604	262	2008	1574
7112	585	585	0	0	2194	585	996	783
7113	0	0	0	0	0	0	0	0
7121	0	0	0	0	0	0	0	0
7122	0	0	0	0	0	0	0	0
7131	470	470	0	0	1762	576	800	587
7132	712	602	110	0	2455	611	1212	853
7133	396	368	28	0	1430	370	674	478
7134	941	836	105	0	3324	1035	1602	1133
7201	1051	0	44	1007	2496	296	1789	1509
7202	0	0	0	0	0	0	0	0
7211	0	0	0	0	0	0	0	0
7212	0	0	0	0	0	0	0	0
7301	188	188	0	0	605	145	320	232
7401	341	254	87	0	1156	302	803	414
7402	558	0	558	0	1004	45	1314	618
7403	524	461	63	0	1864	540	1234	650
7411	586	583	3	0	2084	542	1380	739
7412	612	395	217	0	1626	352	1441	741
7413	51	51	0	0	139	31	120	64
7421	621	282	339	0	1634	374	1473	747
7422	900	640	260	0	3002	431	2135	1119
7423	939	532	407	0	2893	757	2227	1155
7424	550	515	35	0	2050	626	1305	707
7431	690	549	141	0	2409	791	1702	878
7432	455	370	85	0	1596	514	1122	589
7433	575	470	105	0	2069	619	1417	733
7434	448	400	48	0	1712	584	1105	576
7435	800	250	550	0	1965	290	1598	865
7441	980	835	145	0	3226	630	2418	1257
7442	776	266	510	0	1915	241	1914	930
7443	536	482	54	0	1750	500	1222	694
7444	1977	1472	505	0	6429	1512	4877	2492
7445	860	830	30	0	3291	1106	2122	1118
7451	413	393	20	0	1478	462	983	530
7452	330	310	20	0	1174	290	786	423
7453	462	442	20	0	1658	413	1100	683
7454	411	379	32	0	1449	371	979	526

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7455	1270	765	505	0	3778	825	3024	1555
7456	1143	843	300	0	3702	867	2721	1426
7461	512	467	45	0	1467	568	1219	653
7462	665	634	31	0	2455	763	1583	855
7463	491	477	14	0	2028	750	1169	631
7464	444	421	23	0	1721	579	1057	569
7501	543	395	148	0	1658	332	1242	675
7502	0	0	0	0	0	0	0	0
7503	461	433	28	0	1691	522	1054	607
7504	0	0	0	0	0	0	0	0
7511	514	513	1	0	1921	713	1176	663
7512	874	843	31	0	3326	1098	1999	1122
7521	423	421	2	0	1633	564	1008	547
7522	631	[illegible]	0	0	2450	732	1504	815
7531	449	[illegible]	137	0	1582	516	1070	558
7532	473	473	0	0	1821	700	1127	613
7533	259	235	24	0	949	354	617	332
7534	285	195	90	0	833	241	679	354
7535	2119	1610	509	0	6954	1973	5050	2661
7541	1842	1120	722	0	5500	1402	4023	2312
7542	984	980	4	0	3584	1470	2149	1290
7551	395	395	0	[illegible]	1442	225	863	518
7552	0	0	0	[illegible]	0	0	0	0
7553	691	685	6	0	2512	486	1509	905
7561	389	389	0	0	1420	591	850	511
7562	666	666	0	0	2429	1012	1455	825
7571	502	470	32	0	1337	518	1196	645
7572	867	793	54	0	3203	979	2018	1082
7601	380	375	5	0	1347	375	784	472
7602	518	477	41	0	1785	428	1068	637
7603	568	486	81	1	1873	512	1171	691
7611	763	760	3	0	2306	836	1852	946
7612	259	194	65	0	864	317	629	324
7613	0	0	0	0	0	0	0	0
7614	340	0	340	0	612	27	825	382
7621	534	534	0	0	2035	700	1296	691
7622	248	241	7	0	941	374	602	319
7623	405	90	315	0	914	124	983	462
7631	381	377	4	0	1540	320	904	492
7632	1030	710	320	0	3402	843	2443	1278
7633	799	391	408	0	2321	596	1875	963
7634	188	139	47	0	631	221	446	236
7635	128	128	0	0	518	177	304	166
7641	605	537	68	0	2114	526	1425	751
7642	361	348	13	0	1276	349	850	455
7651	662	657	5	0	2188	493	1559	839
7652	0	0	0	0	0	0	0	0
7661	4	0	4	0	7	0	9	5
7662	730	582	148	0	2424	659	1670	916
7671	328	0	328	0	591	26	759	367

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7672	1200	0	1200	0	2160	96	1588	1314
7673	40	8	32	0	73	7	94	45
7674	40	40	0	0	140	30	94	50
7675	176	0	176	0	317	14	403	197
7676	0	0	0	0	0	0	0	0
7677	0	0	0	0	0	0	0	0
8001	0	0	0	0	0	0	0	0
8002	0	0	0	0	0	0	0	0
8011	36	18	18	0	96	10	9	45
8012	0	0	0	0	0	0	0	0
8013	45	45	0	0	2083	21	635	57
8021	592	149	443	0	1065	53	829	669
8022	482	295	187	0	1669	127	799	492
8023	17	17	0	0	109	4	28	20
8031	996	313	683	0	1928	118	1394	1127
8032	0	0	0	0	0	0	0	0
8041	1566	1066	500	0	2995	179	2736	1817
8051	125	125	0	0	438	63	254	157
8052	0	0	0	0	0	0	0	0
8061	463	404	59	0	1593	409	951	571
8062	1254	492	762	0	3160	376	2549	1457
8071	760	760	0	0	2660	380	1545	955
8072	311	164	7	140	974	229	632	419
8081	129	92	37	0	406	118	262	156
8082	556	492	64	0	1990	782	1130	684
8083	145	145	0	0	609	191	239	193
8101	591	467	123	1	1741	398	1347	696
8102	538	382	156	0	1622	367	1226	624
8111	9	9	0	0	84	2	20	11
8112	828	814	14	0	2347	278	1687	1008
8113	491	468	23	0	1363	259	1119	598
8121	565	486	79	0	1457	191	1229	684
8122	613	457	156	0	1739	282	1334	724
8123	0	0	0	0	0	0	0	0
8131	647	455	192	0	1679	356	1408	766
8132	599	596	3	0	1973	441	1303	726
8133	125	125	0	0	438	71	272	150
8141	487	435	52	0	1356	256	1060	589
8142	693	484	208	1	1798	277	1508	821
8143	40	38	2	0	138	30	87	42
8144	0	0	0	0	0	0	0	0
8151	713	579	132	2	1883	301	1509	817
8152	4	4	0	0	12	4	6	6
8161	1339	643	696	0	3023	287	2835	1477
8162	81	3	78	0	216	8	147	89
8171	514	493	21	0	1347	214	898	607
8172	442	338	104	0	1018	99	936	510
8201	537	402	135	0	1602	397	1198	657
8202	366	364	2	0	1227	331	847	463
8211	951	438	511	2	2401	431	2122	1121

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8212	0	0	0	0	0	0	0	0
8221	4	4	0	0	13	2	7	6
8231	613	197	416	0	1364	133	1070	699
8232	481	468	13	0	1604	380	722	597
8233	724	359	365	0	2071	341	1264	842
8234	577	259	304	14	1435	196	1007	675
8241	231	0	231	0	432	18	469	255
8242	936	163	773	0	2092	238	1900	1048
8243	142	30	78	34	288	30	213	173
8244	812	291	362	159	2116	372	1648	991
8251	0	0	0	0	0	0	0	0
8252	0	0	0	0	0	0	0	0
8261	311	52	29	230	761	138	611	430
8262	661	402	100	159	2042	420	1298	839
8263	651	514	137	0	2373	715	1279	780
8271	203	0	3	200	485	58	399	296
8272	528	480	3	45	2163	733	1037	647
8273	225	2	0	223	900	67	442	309
8281	1662	532	180	950	4232	822	3264	2255
8282	349	340	9	0	1413	817	685	427
8301	1015	1015	0	0	4060	1015	1993	1295
8311	731	731	0	0	2559	731	1436	906
8312	877	764	112	1	2970	773	1722	1069
8313	1069	995	74	0	4113	1001	2095	1303
8321	251	141	110	0	735	150	493	308
8401	0	0	0	0	0	0	0	0
8402	0	0	0	0	0	0	0	0
8411	0	0	0	0	150	0	0	0
8412	312	239	73	0	1862	525	2073	401
8413	0	0	0	0	0	0	0	0
8414	0	0	0	0	0	0	0	0
8415	0	0	0	0	0	0	0	0
8421	5	5	0	0	171	5	10	3
8422	0	0	0	0	90	0	0	0
8423	240	240	0	0	998	175	487	295
8431	784	767	17	0	2887	561	1068	1036
8432	62	62	0	0	231	56	84	83
8433	744	596	148	0	3166	1150	1013	959
8434	98	84	13	1	814	85	133	128
8441	0	0	0	0	62	0	0	0
8501	738	104	634	0	1661	179	1611	808
8502	472	432	40	0	1424	323	1030	577
8511	111	105	6	0	332	85	242	135
8512	379	339	40	0	392	70	662	440
8513	234	190	44	0	607	80	495	258
8514	107	107	0	0	269	72	234	134
8521	419	389	30	0	1109	185	915	514
8522	368	122	246	0	771	54	779	398
8523	0	0	0	0	75	0	0	0
8524	0	0	0	0	0	0	0	0

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1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8531	807	673	134	0	2163	354	1638	998
8532	7	3	4	0	87	2	15	4
8533	1	0	0	1	2	0	2	2
8534	387	81	74	232	870	103	676	522
8535	726	429	297	0	2041	350	1474	866
8541	1410	56	1351	3	2519	112	2862	1560
8542	731	532	199	0	2263	468	1484	879
8551	899	660	239	0	2403	362	1963	1065
8552	223	188	35	0	918	219	368	289
8561	874	790	84	0	2308	410	1908	1058
8601	0	0	0	0	0	0	0	0
8611	0	0	0	0	0	0	0	0
TOTL	184520	125320	47679	11521	580200	135512	361497	222864

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

ASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINI	NTRACT CONST.	T.C.U.
00	220	100	0	550	1000	20	35	10	150	16	0	0	65	75
												DASZ TOTAL =		2241
01	175	107	0	450	2500	45	25	40	305	8	0	0	2	225
												DASZ TOTAL =		3882
02	175	125	0	425	0	80	35	160	605	5	0	0	4	50
												DASZ TOTAL =		1664
03	150	65	0	450	300	800	30	20	350	0	0	0	5	130
												DASZ TOTAL =		2300
04	550	150	15	670	0	600	30	30	700	37	0	0	10	235
												DASZ TOTAL =		3027
05	240	300	15	685	800	250	30	38	150	111	0	0	0	700
												DASZ TOTAL =		3319
06	400	200	45	460	4000	600	30	17	475	68	0	0	50	200
												DASZ TOTAL =		6545
07	375	100	0	400	100	650	20	50	875	2	0	50	7	200
												DASZ TOTAL =		2829
08	200	100	0	890	0	300	25	30	300	0	0	0	30	400
												DASZ TOTAL =		2275
09	169	80	15	400	1000	80	30	51	320	28	0	0	5	575
												DASZ TOTAL =		2753
10	0	25	0	230	129	0	14	50	0	0	0	0	0	50
												DASZ TOTAL =		498
11	100	27	0	300	375	30	20	100	155	0	0	0	0	10
												DASZ TOTAL =		1117
12	55	75	0	300	0	215	20	20	0	3	0	0	60	10
												DASZ TOTAL =		758
13	60	20	0	80	0	10	10	25	0	0	0	0	21	10
												DASZ TOTAL =		236
14	0	0	10	30	0	212	0	25	0	0	0	0	0	5
												DASZ TOTAL =		282
15	25	0	5	0	0	10	10	45	0	0	0	0	0	17
												DASZ TOTAL =		112
101	0	0	0	0	0	35	0	5	0	0	0	0	10	0
												DASZ TOTAL =		50
102	20	40	0	10	0	79	9	38	0	176	0	0	35	0
												DASZ TOTAL =		407
103	230	60	0	45	50	170	9	24	50	110	0	0	0	60
												DASZ TOTAL =		808
104	80	30	15	60	0	75	8	7	26	0	0	0	50	75
												DASZ TOTAL =		426
105	0	0	0	0	0	45	0	0	0	0	0	0	0	0
												DASZ TOTAL =		45
111	80	0	10	30	450	60	7	40	0	0	0	0	5	40
												DASZ TOTAL =		722
112	60	20	24	35	0	80	15	7	20	12	0	0	15	15
												DASZ TOTAL =		303
121	110	30	11	45	40	350	17	50	20	58	0	0	9	75
												DASZ TOTAL =		815

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A 9882

1975 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5122	20	50	10	20	0	75	12	10	20	0	0	0	11	35
												DASZ	TOTAL =	253
5131	0	0	15	0	50	0	0	0	0	0	0	0	0	40
												DASZ	TOTAL =	105
5132	60	30	19	30	0	81	4	10	20	0	0	0	130	400
												DASZ	TOTAL =	784
5141	0	0	77	25	0	10	0	0	10	0	0	0	0	0
												DASZ	TOTAL =	122
5142	27	5	14	24	40	62	18	3	20	0	0	0	20	0
												DASZ	TOTAL =	233
5143	24	30	5	15	0	14	2	16	15	1	0	0	[illegible]0	50
												DASZ	TOTAL =	192
5151	75	0	0	30	0	130	4	11	5	0	0	0	11	0
												DASZ	TOTAL =	266
5152	30	0	0	10	0	50	0	10	5	0	0	0	4	40
												DASZ	TOTAL =	149
5161	14	33	0	48	0	300	13	18	40	0	0	0	5	0
												DASZ	TOTAL =	471
5162	100	35	14	37	0	160	14	10	0	4	0	0	35	500
												DASZ	TOTAL =	909
5163	37	5	0	10	0	400	3	8	10	23	0	0	15	17
												DASZ	TOTAL =	528
5171	95	25	0	24	0	4	0	0	0	0	0	0	0	30
												DASZ	TOTAL =	178
5172	180	65	0	125	50	150	3	15	60	296	0	0	25	0
												DASZ	TOTAL =	969
5173	60	33	0	40	0	92	10	7	16	0	0	0	20	0
												DASZ	TOTAL =	278
5201	14	25	0	0	70	30	0	475	0	346	0	0	60	100
												DASZ	TOTAL =	1120
5211	0	35	0	20	0	10	4	10	0	0	0	0	5	0
												DASZ	TOTAL =	84
5212	14	15	0	24	35	43	6	11	15	26	0	0	50	0
												DASZ	TOTAL =	239
5213	30	5	0	0	0	50	1	132	0	62	0	0	340	40
												DASZ	TOTAL =	660
5214	14	0	15	0	0	0	0	6	0	0	0	0	2	30
												DASZ	TOTAL =	67
5221	10	30	0	0	0	20	2	230	0	0	0	0	0	0
												DASZ	TOTAL =	292
5222	0	0	0	20	0	86	0	230	15	413	0	0	10	0
												DASZ	TOTAL =	774
5231	0	35	10	0	100	10	0	175	0	0	0	0	10	5
												DASZ	TOTAL =	345
5232	10	0	0	0	600	10	12	300	0	7	0	0	0	0
												DASZ	TOTAL =	939
5233	34	5	10	0	0	0	0	65	0	0	0	0	0	0
												DASZ	TOTAL =	114
5241	34	0	0	20	15	75	0	33	0	13	0	0	50	12
												DASZ	TOTAL =	252

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5242	14	40	0	0	16	24	14	10	0	40	0	0	160	0
												DASZ	TOTAL =	318
5243	0	0	0	0	0	7	0	0	0	29	0	0	10	0
												DASZ	TOTAL =	46
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
5251	17	50	10	50	60	352	31	300	40	96	0	0	380	40
												DASZ	TOTAL =	1426
5261	230	75	1	600	2200	358	35	180	305	47	0	0	4	175
												DASZ	TOTAL =	4210
5262	25	30	21	25	0	113	76	325	14	42	0	0	160	30
												DASZ	TOTAL =	861
5271	127	0	0	0	0	0	0	10	0	0	0	0	0	0
												DASZ	TOTAL =	137
5272	140	50	0	40	75	22	4	10	16	0	0	0	19	225
												DASZ	TOTAL =	601
5273	500	110	0	155	20	25	2	25	5	0	0	0	10	15
												DASZ	TOTAL =	867
5274	20	75	25	40	30	35	24	295	125	107	0	0	100	100
												DASZ	TOTAL =	976
5301	0	15	0	10	150	68	12	184	0	97	0	0	60	10
												DASZ	TOTAL =	606
5311	0	25	0	15	0	50	17	10	0	85	0	0	95	40
												DASZ	TOTAL =	337
5312	0	36	0	0	300	30	6	11	15	3	0	0	10	50
												DASZ	TOTAL =	461
5321	0	5	10	0	0	0	0	25	0	2332	0	75	0	200
												DASZ	TOTAL =	2647
5322	0	10	0	0	0	15	0	26	0	395	0	0	10	70
												DASZ	TOTAL =	526
5331	12	10	0	5	0	49	5	20	0	696	20	0	3	20
												DASZ	TOTAL =	840
5401	0	25	0	20	0	0	0	10	0	50	0	0	5	30
												DASZ	TOTAL =	140
5402	60	5	0	25	30	10	0	0	6	471	2	0	8	0
												DASZ	TOTAL =	617
5411	5	0	10	0	0	7	0	0	0	80	0	0	13	10
												DASZ	TOTAL =	125
5412	0	0	0	0	0	15	1	16	0	167	0	0	100	0
												DASZ	TOTAL =	299
5421	0	10	18	0	0	122	0	18	0	19	0	0	10	0
												DASZ	TOTAL =	197
5422	0	0	0	0	0	0	0	10	0	0	0	0	4	65
												DASZ	TOTAL =	79
5431	0	0	0	0	350	16	0	0	0	169	22	0	6	37
												DASZ	TOTAL =	600
5501	0	35	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	35
5502	0	0	10	0	450	0	0	10	10	5	0	0	10	0
												DASZ	TOTAL =	495

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1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	I.C.U.
5503	14	5	0	0	0	18	0	0	0	0	0	0	5	0
												DASZ	TOTAL =	42
5504	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
5511	80	85	4	25	400	140	18	25	45	17	25	0	125	25
												DASZ	TOTAL =	1014
5512	62	80	14	20	50	70	13	0	0	13	20	0	11	0
												DASZ	TOTAL =	353
5521	11	5	5	0	0	15	0	0	0	17	20	0	10	10
												DASZ	TOTAL =	93
5522	15	23	0	10	0	20	0	0	0	29	10	0	15	0
												DASZ	TOTAL =	122
5523	30	0	0	10	0	40	7	0	0	25	10	0	8	20
												DASZ	TOTAL =	150
5524	60	0	0	25	70	29	2	3	0	50	20	0	11	60
												DASZ	TOTAL =	330
5531	10	45	0	10	0	50	4	3	0	1	47	0	35	0
												DASZ	TOTAL =	205
5532	80	40	0	15	14	65	14	6	0	0	52	0	10	10
												DASZ	TOTAL =	306
5601	14	25	16	30	0	341	5	4	10	27	11	0	13	0
												DASZ	TOTAL =	496
5602	15	20	0	20	0	130	1	2	28	17	10	0	20	50
												DASZ	TOTAL =	313
5603	4	30	5	15	0	30	5	0	5	0	5	0	16	0
												DASZ	TOTAL =	115
5611	56	25	0	42	0	200	7	4	10	13	7	0	80	10
												DASZ	TOTAL =	454
5612	60	0	15	23	0	45	6	0	12	15	10	0	15	23
												DASZ	TOTAL =	224
5613	57	33	0	29	0	105	16	2	0	42	2	0	65	35
												DASZ	TOTAL =	386
5621	78	20	19	30	15	80	15	15	20	0	10	0	40	40
												DASZ	TOTAL =	382
5622	38	30	9	61	15	190	26	22	30	35	7	0	50	25
												DASZ	TOTAL =	538
5631	79	25	5	30	0	35	2	20	0	38	25	0	100	60
												DASZ	TOTAL =	419
5632	180	0	0	0	0	15	0	0	0	0	0	0	5	0
												DASZ	TOTAL =	200
5633	163	25	0	30	0	130	13	7	0	26	12	0	140	100
												DASZ	TOTAL =	646
5634	33	30	0	25	0	100	13	0	35	6	14	0	20	0
												DASZ	TOTAL =	277
5635	0	65	0	20	0	85	7	0	0	0	0	0	10	0
												DASZ	TOTAL =	197
5636	0	65	0	25	0	95	7	3	0	0	0	0	10	100
												DASZ	TOTAL =	305
5637	30	5	0	20	0	30	12	7	0	0	0	0	20	40
												DASZ	TOTAL =	164

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
5641	66	45	0	35	60	60	4	5	0	1	20	0	50	110	456
5701	15	110	0	0	250	0	5	0	0	20	0	0	0	0	400
5702	20	20	0	0	0	15	0	0	10	0	0	0	0	25	90
5711	0	5	0	15	0	25	2	0	0	0	0	0	100	25	172
5712	0	0	0	0	500	60	0	0	15	0	0	0	10	5	590
5713	0	100	10	20	0	65	0	0	25	42	0	0	24	25	311
5721	0	5	0	0	0	40	0	0	0	0	0	0	0	0	45
5722	76	110	0	34	1	75	4	10	19	13	0	0	15	5	362
5801	0	0	15	0	0	30	0	0	0	235	0	0	15	0	295
5802	0	125	0	30	0	25	7	0	0	1521	0	0	10	189	1907
5803	150	0	0	0	0	15	0	0	0	1	0	0	10	0	176
5811	99	40	11	60	0	109	10	5	30	1	2	0	50	15	432
5812	117	28	0	0	0	50	2	3	0	2	0	0	17	0	219
5821	43	60	14	60	0	150	16	14	15	1	2	0	30	0	405
5822	0	30	4	0	0	50	12	7	0	1	0	0	50	20	174
5831	10	0	0	13	0	240	12	3	15	0	0	125	9	25	452
5832	0	25	0	30	0	85	12	2	0	0	0	0	40	30	224
5833	90	20	14	45	0	180	12	11	50	22	0	0	35	0	479
6001	17	10	5	30	0	150	33	130	17	55	0	4	60	25	536
6002	100	300	0	60	0	246	29	83	16	163	2	0	100	200	1299
6011	85	50	14	30	0	258	8	0	10	0	0	0	85	0	540
6012	38	40	0	25	80	143	9	13	75	1	0	0	20	0	444
6021	65	100	18	70	0	280	19	81	74	74	0	0	150	25	956
6031	10	135	0	45	80	85	17	12	15	14	5	0	26	0	444
6032	20	110	0	67	0	44	4	147	15	145	2	5	150	0	709

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1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
033	50	150	0	35	0	31	6	10	5	0	2	0	20	0
												DASZ TOTAL =		309
034	13	0	29	30	0	62	0	14	10	0	2	0	14	0
												DASZ TOTAL =		174
041	30	15	0	0	0	25	15	30	0	0	2	0	25	20
												DASZ TOTAL =		162
042	30	75	15	40	0	220	31	40	70	0	15	190	382	0
												DASZ TOTAL =		1108
043	18	0	0	35	0	60	14	0	39	49	20	0	85	0
												DASZ TOTAL =		320
044	4	0	0	40	0	160	7	11	25	64	20	0	75	275
												DASZ TOTAL =		681
051	50	0	5	5	0	24	2	0	10	0	0	0	18	50
												DASZ TOTAL =		164
052	3	0	0	0	0	15	12	10	0	15	0	0	50	20
												DASZ TOTAL =		125
053	15	0	0	0	0	0	0	0	0	287	0	0	15	93
												DASZ TOTAL =		410
054	0	59	0	15	0	14	0	0	0	250	0	0	11	55
												DASZ TOTAL =		404
061	18	50	10	0	0	32	2	9	0	39	0	0	25	15
												DASZ TOTAL =		200
062	180	31	0	15	0	49	4	18	10	47	0	0	100	100
												DASZ TOTAL =		554
063	12	0	0	5	0	0	7	0	0	2649	0	0	13	20
												DASZ TOTAL =		2706
071	0	0	18	0	0	64	0	18	0	0	0	0	80	70
												DASZ TOTAL =		250
072	55	34	27	0	0	28	0	30	0	0	3	0	15	0
												DASZ TOTAL =		192
073	10	75	18	20	0	120	8	102	0	90	0	0	60	250
												DASZ TOTAL =		753
074	7	31	0	0	280	7	19	191	0	13	0	0	360	130
												DASZ TOTAL =		1038
075	20	0	0	0	0	0	9	31	0	0	0	0	5	50
												DASZ TOTAL =		115
076	5	35	0	0	0	11	2	105	0	68	0	0	125	150
												DASZ TOTAL =		501
077	0	31	0	0	0	0	0	20	30	46	0	0	30	20
												DASZ TOTAL =		177
078	0	0	0	0	0	4	0	0	26	0	0	0	0	0
												DASZ TOTAL =		30
101	80	75	5	34	0	110	7	10	33	4	30	0	88	30
												DASZ TOTAL =		506
111	7	40	0	28	0	65	0	5	20	20	15	0	15	0
												DASZ TOTAL =		215
112	9	0	0	10	0	50	0	19	0	0	14	0	18	20
												DASZ TOTAL =		140
113	165	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		165

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
6114	30	20	0	16	0	20	0	22	0	0	2	0	19	0	129
6115	10	15	10	26	0	30	0	0	0	0	11	0	25	60	187
6116	4	40	0	25	0	20	4	9	0	15	10	0	30	75	232
6117	50	35	0	0	35	30	0	0	0	0	6	0	13	0	169
6121	14	10	0	35	0	50	7	0	24	0	25	0	50	40	255
6122	85	0	10	20	250	40	0	10	50	0	32	0	65	15	577
6123	14	55	0	0	0	19	0	0	10	1	10	0	10	0	119
6131	95	35	5	35	0	58	11	3	35	0	17	0	60	0	354
6141	60	49	0	18	0	29	8	18	40	1	0	0	160	110	493
6142	19	5	0	37	0	57	1	10	0	0	0	0	44	30	203
6151	15	30	0	13	0	0	0	0	0	0	0	0	1	60	119
6152	17	30	0	46	0	38	0	0	0	0	0	0	20	75	226
6153	50	45	15	0	0	19	2	6	16	0	0	0	39	65	257
6154	9	0	0	0	605	4	0	0	0	0	0	0	7	0	625
6201	26	20	0	0	0	10	0	0	0	0	0	0	39	0	95
6202	50	7	0	0	350	0	0	0	0	0	0	0	2	0	409
6211	10	10	0	0	0	50	5	10	0	0	0	0	42	15	142
6212	10	10	5	20	0	55	0	0	0	0	0	0	4	0	104
6213	110	60	0	30	0	15	15	17	0	0	0	0	5	30	282
6214	0	48	0	10	0	55	0	0	0	21	0	0	17	0	151
6215	15	5	0	0	0	50	0	10	0	235	0	0	0	0	315
6221	0	30	10	5	600	50	1	0	15	0	0	0	24	20	755
6222	50	35	0	45	954	65	0	25	35	0	0	0	10	10	1229
6223	20	15	0	0	0	55	5	10	10	0	0	0	2	0	117
6301	25	15	0	5	0	0	0	0	0	0	0	0	0	0	45

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

ASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401	15	15	10	0	0	10	0	5	0	0	0	0	14	0	69
402	71	0	0	29	0	37	14	7	0	0	0	0	131	0	289
403	25	45	10	20	0	30	0	5	61	0	0	0	2	0	198
404	0	25	0	0	0	14	0	10	0	1161	0	0	1	560	1771
405	30	20	0	0	0	50	0	0	0	0	0	0	0	25	125
406	5	0	0	20	0	30	0	0	0	0	0	0	15	0	70
411	0	45	0	0	0	10	0	10	10	0	0	0	0	0	75
412	0	10	24	23	0	34	0	0	0	0	0	0	4	0	95
413	35	60	0	45	400	80	7	0	20	0	0	0	16	75	738
6501	60	0	5	0	0	30	0	13	0	13	7	0	0	20	148
6502	110	5	0	17	0	100	2	7	0	0	7	0	5	0	253
6503	101	85	22	33	30	200	4	13	40	5	20	6	100	0	659
6504	23	0	17	34	0	150	7	4	0	3	20	0	35	60	353
6511	15	0	0	0	0	0	0	0	0	0	0	0	5	50	70
6512	0	0	0	0	0	0	0	20	0	570	0	0	0	35	625
6513	5	30	0	0	0	20	0	0	0	0	2	0	2	0	59
6521	10	0	0	0	0	30	0	0	0	0	0	0	4	0	44
6522	0	0	0	3	0	7	0	0	0	2011	0	0	0	20	2041
6523	140	0	0	0	0	0	0	0	0	637	0	0	0	10	787
7001	0	75	11	4	175	10	8	0	0	54	0	0	200	5	542
7002	70	45	1	20	0	596	14	350	25	109	0	0	400	5	1635
7011	34	20	0	0	0	200	21	375	10	181	0	0	460	404	1705
7012	32	30	0	0	0	19	0	30	23	0	0	0	16	50	200
7021	16	48	0	21	0	75	9	45	0	13	0	0	50	0	277

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7022	85	30	0	30	0	50	3	4	0	13	0	0	50	0
												DASZ	TOTAL =	265
7023	0	0	0	20	0	0	0	0	0	0	0	0	12	0
												DASZ	TOTAL =	32
7031	140	0	0	12	0	4	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	156
7032	40	50	10	30	0	82	4	17	14	13	0	0	18	0
												DASZ	TOTAL =	278
7033	20	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	20
7034	20	48	21	33	0	82	14	0	0	3	0	0	20	0
												DASZ	TOTAL =	241
7041	37	150	0	30	0	400	19	30	70	39	0	0	150	50
												DASZ	TOTAL =	975
7042	50	45	11	25	0	143	8	20	0	13	0	0	30	40
												DASZ	TOTAL =	385
7043	30	58	5	35	0	150	12	24	40	0	0	0	50	45
												DASZ	TOTAL =	449
7051	5	31	12	0	0	27	5	65	0	13	0	0	130	75
												DASZ	TOTAL =	363
7052	11	175	32	10	0	120	0	0	0	15	0	0	13	20
												DASZ	TOTAL =	396
7101	15	60	11	23	45	50	0	11	35	0	0	0	20	10
												DASZ	TOTAL =	280
7111	20	5	0	0	1000	25	0	0	0	0	0	0	20	15
												DASZ	TOTAL =	1085
7112	0	0	5	30	0	45	0	0	0	0	0	0	15	0
												DASZ	TOTAL =	95
7113	0	0	0	0	600	0	0	1	0	0	0	0	0	0
												DASZ	TOTAL =	601
7121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7122	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7131	0	20	0	0	350	15	0	0	0	0	0	0	0	40
												DASZ	TOTAL =	425
7132	20	60	0	25	0	65	0	5	0	0	0	0	11	5
												DASZ	TOTAL =	191
7133	0	185	5	20	150	40	0	0	0	0	0	0	25	15
												DASZ	TOTAL =	440
7134	10	35	5	0	0	20	0	0	0	0	0	0	10	10
												DASZ	TOTAL =	90
7201	0	37	0	20	300	37	22	19	0	0	0	0	31	50
												DASZ	TOTAL =	516
7202	10	25	0	0	0	0	0	0	0	0	0	0	20	0
												DASZ	TOTAL =	55
7211	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
7212	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0

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1995 DEVELOPMENT PATTERNS

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7301	0	0	4	0	0	6	0	0	0	0	0	0	0	0	10
7401	27	33	11	16	0	99	3	12	0	0	0	0	21	10	232
7402	30	40	0	35	0	132	0	0	23	1	0	0	0	5	266
7403	75	155	0	60	0	180	33	18	71	1	0	0	100	25	718
7411	30	50	10	35	0	60	2	15	35	26	0	0	18	0	281
7412	45	50	12	31	0	104	12	0	5	0	0	0	25	0	284
7413	5	47	5	26	0	100	0	15	24	0	0	0	9	15	246
7421	91	50	10	14	0	30	2	16	12	0	0	0	14	0	239
7422	24	40	0	20	0	80	7	0	40	0	0	0	16	0	227
7423	47	53	0	29	0	40	2	10	0	1	0	0	14	80	276
7424	57	58	12	20	0	90	9	0	0	1	0	0	45	0	301
7431	46	40	14	18	0	50	1	16	0	1	0	0	6	0	192
7432	74	55	0	35	80	58	1	1	0	1	0	0	6	0	311
7433	50	15	0	10	0	20	0	0	0	1	0	0	0	15	111
7434	24	42	17	10	0	30	0	2	0	1	0	0	21	5	152
7435	60	30	0	16	0	50	0	0	0	0	0	0	0	0	156
7441	10	15	0	10	0	50	0	0	25	0	0	0	50	0	160
7442	0	35	0	5	0	10	0	3	0	0	0	0	10	25	88
7443	16	45	10	0	0	40	0	0	15	13	0	0	0	0	139
7444	0	30	0	0	0	10	0	0	0	0	0	0	5	25	70
7445	130	50	12	11	0	70	2	4	0	0	0	0	35	30	344
7451	10	49	0	18	0	30	0	1	0	0	0	0	3	0	111
7452	24	40	0	25	0	25	0	0	0	0	0	0	4	0	118
7453	0	20	0	10	0	50	0	0	0	0	0	0	5	10	95
7454	0	0	12	0	0	10	11	0	0	0	0	0	25	10	68

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APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WHSL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	
7455	10	40	0	10	0	30	0	0	0	0	0	0	10	35	DASZ TOTAL = 135
7456	0	30	0	15	0	40	0	10	0	0	0	0	6	0	DASZ TOTAL = 101
7461	38	10	14	19	0	43	0	3	0	0	0	0	20	0	DASZ TOTAL = 147
7462	28	50	0	24	0	50	13	4	41	13	0	0	14	0	DASZ TOTAL = 237
7463	65	80	17	18	0	40	23	0	0	13	0	0	22	161	DASZ TOTAL = 439
7464	72	30	5	24	0	30	4	3	12	12	0	0	30	0	DASZ TOTAL = 222
7501	61	49	0	18	0	60	12	0	25	0	0	0	150	0	DASZ TOTAL = 375
7502	120	0	0	0	0	10	0	0	0	0	0	0	0	0	DASZ TOTAL = 130
7503	20	50	10	35	0	110	3	0	10	0	0	0	28	0	DASZ TOTAL = 266
7504	10	30	0	10	40	10	0	11	0	2	0	0	12	9	DASZ TOTAL = 134
7511	72	53	0	20	0	65	2	10	30	0	0	0	34	0	DASZ TOTAL = 286
7512	72	50	0	28	0	190	2	11	158	2	0	0	10	0	DASZ TOTAL = 523
7521	105	30	0	40	200	200	14	0	0	13	0	0	16	50	DASZ TOTAL = 668
7522	70	13	8	10	0	20	3	14	12	0	0	0	100	0	DASZ TOTAL = 250
7531	18	21	5	30	0	145	7	0	15	0	0	0	38	0	DASZ TOTAL = 279
7532	50	50	0	10	0	30	7	0	39	23	0	0	15	10	DASZ TOTAL = 234
7533	0	0	0	30	0	120	0	0	200	0	0	0	0	0	DASZ TOTAL = 350
7534	30	45	5	0	0	20	0	0	0	13	0	0	20	0	DASZ TOTAL = 133
7535	20	15	0	0	0	30	0	0	0	0	0	0	4	35	DASZ TOTAL = 104
7541	0	20	10	50	0	24	0	0	0	0	0	0	6	15	DASZ TOTAL = 125
7542	0	0	0	0	0	130	0	0	0	0	0	0	10	15	DASZ TOTAL = 155
7351	0	65	0	0	0	24	0	0	0	0	0	0	10	0	DASZ TOTAL = 99
7552	180	0	0	16	0	9	0	0	0	0	0	0	0	0	DASZ TOTAL = 205
7553	130	75	0	18	0	22	11	1	0	0	0	0	10	65	DASZ TOTAL = 332
7561	39	0	0	0	0	10	0	0	0	0	0	0	25	0	DASZ TOTAL = 74

A 9891

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7562	0	45	0	50	0	24	2	0	0	0	0	0	10	0
													DASZ TOTAL =	131
7571	107	30	13	25	0	100	4	0	26	13	0	0	10	5
													DASZ TOTAL =	333
7572	37	50	0	25	0	125	14	2	11	24	0	0	3	40
													DASZ TOTAL =	331
7601	94	60	19	46	300	135	5	10	52	24	0	0	30	10
													DASZ TOTAL =	785
7602	83	35	14	23	0	130	8	11	110	24	0	0	240	10
													DASZ TOTAL =	688
7603	69	40	40	20	0	140	3	6	25	12	0	0	20	3
													DASZ TOTAL =	378
7611	50	40	0	50	0	320	0	0	12	26	0	0	67	0
													DASZ TOTAL =	555
7612	67	30	0	10	0	60	0	15	20	0	0	0	6	0
													DASZ TOTAL =	208
7613	150	0	0	0	0	5	0	0	0	0	0	0	0	0
													DASZ TOTAL =	155
7614	24	5	0	10	0	50	7	0	30	0	0	0	12	5
													DASZ TOTAL =	143
7621	64	45	0	17	0	41	12	12	20	0	0	0	22	20
													DASZ TOTAL =	253
7622	117	155	12	26	0	29	0	0	0	1	0	0	45	0
													DASZ TOTAL =	385
7623	34	5	5	10	0	24	0	3	0	0	0	0	14	0
													DASZ TOTAL =	95
7631	17	40	0	23	0	50	0	4	15	13	0	0	75	10
													DASZ TOTAL =	247
7632	56	40	0	11	0	40	2	7	10	25	0	0	50	0
													DASZ TOTAL =	241
7633	20	0	0	13	0	20	0	0	0	0	0	0	16	0
													DASZ TOTAL =	69
7634	30	50	0	23	0	30	0	3	0	0	0	0	50	0
													DASZ TOTAL =	186
7635	202	0	0	0	0	10	0	0	11	0	0	0	35	0
													DASZ TOTAL =	258
7641	41	55	37	24	0	100	19	5	22	8	0	10	10	40
													DASZ TOTAL =	371
7642	85	60	23	50	0	131	11	22	70	13	0	0	100	30
													DASZ TOTAL =	595
7651	97	93	0	54	0	130	12	17	20	0	0	0	122	100
													DASZ TOTAL =	645
7652	30	5	19	45	0	200	0	0	180	0	0	0	10	0
													DASZ TOTAL =	489
7661	10	15	0	5	0	20	0	0	0	0	0	0	10	0
													DASZ TOTAL =	60
7662	130	50	2	50	0	55	13	13	25	0	0	0	40	12
													DASZ TOTAL =	390
7671	0	35	0	5	0	40	0	0	0	0	0	0	120	0
													DASZ TOTAL =	200

A 9892

30316.

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7672	30	65	15	65	0	1401	15	25	80	0	0	0	0	400	2095
7673	204	100	0	30	0	100	12	5	420	0	0	0	10	200	1081
7674	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24
7675	51	0	0	25	0	20	0	0	0	1	0	0	0	0	97
7676	14	50	7	100	0	1500	10	10	120	0	0	0	0	160	1971
7677	59	0	0	0	0	10	0	3	0	0	0	0	0	0	72
8001	260	52	24	40	0	239	0	95	0	0	0	0	30	100	840
8002	21	3	0	0	0	90	11	5	0	0	0	0	0	0	130
8011	2435	0	0	0	500	13	0	0	0	14	0	0	0	0	2963
8012	0	35	4	0	400	0	1	25	0	0	0	0	50	0	515
8013	8	0	0	0	0	4	11	0	0	0	0	0	0	0	23
8021	110	75	24	40	300	271	33	16	30	17	0	0	2	15	933
8022	75	50	0	33	200	279	2	60	30	1	0	0	12	0	742
8023	420	30	0	33	0	24	0	0	150	0	0	0	14	0	671
8031	1330	32	0	70	0	212	12	20	50	197	0	0	10	0	1933
8032	93	50	0	0	0	0	0	0	0	0	0	0	0	0	143
8041	270	190	29	58	400	470	43	340	350	32	0	0	130	20	2332
8051	530	15	3	10	0	22	0	0	0	0	0	0	190	30	730
8052	10	0	0	15	35	10	0	0	0	0	0	0	0	30	100
8061	30	100	22	27	0	106	16	9	30	90	2	0	16	25	473
8062	50	50	5	38	700	100	0	19	20	39	0	0	60	30	1111
8071	10	75	0	0	0	10	0	0	0	0	0	0	10	15	120
8072	10	0	10	10	0	11	11	0	18	0	0	0	2	40	112
8081	0	15	0	0	0	20	2	10	0	0	0	0	8	0	55
8052	10	0	0	0	0	134	5	0	0	0	0	0	10	50	209

A 9893

A 9686

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
083	0	50	10	0	30	10	0	90	16	50	0	0	0	50
												DASZ TOTAL =		306
101	129	50	5	40	0	58	13	12	50	1	0	0	50	10
												DASZ TOTAL =		418
102	36	5	0	30	0	59	29	25	30	1	0	0	18	10
												DASZ TOTAL =		243
111	640	30	5	11	2000	10	0	30	0	0	0	0	0	18
												DASZ TOTAL =		2744
112	140	100	19	64	0	135	2	0	40	13	0	0	31	0
												DASZ TOTAL =		544
113	30	48	10	24	0	62	0	40	41	0	0	0	25	10
												DASZ TOTAL =		290
121	40	46	0	45	0	50	12	2	30	0	0	0	50	0
												DASZ TOTAL =		275
122	10	0	16	32	0	45	0	6	70	25	0	0	13	30
												DASZ TOTAL =		247
123	10	20	0	15	0	81	0	0	0	0	0	0	10	0
												DASZ TOTAL =		136
131	65	75	27	116	400	350	23	59	80	0	5	0	52	0
												DASZ TOTAL =		1252
132	134	230	14	50	0	99	0	28	68	13	0	0	200	10
												DASZ TOTAL =		846
133	20	5	10	10	0	10	0	0	0	0	0	0	0	12
												DASZ TOTAL =		67
141	117	150	14	46	0	300	4	100	190	6	0	0	15	0
												DASZ TOTAL =		942
142	80	125	14	37	0	55	4	25	50	0	0	0	50	0
												DASZ TOTAL =		440
143	19	20	0	10	0	0	0	10	0	0	0	0	4	22
												DASZ TOTAL =		85
144	0	0	0	11	0	180	0	0	60	0	0	0	4	0
												DASZ TOTAL =		255
151	350	200	34	160	2710	350	26	130	1350	71	0	0	130	18
												DASZ TOTAL =		5529
152	40	285	0	30	300	80	5	0	30	0	0	0	20	30
												DASZ TOTAL =		820
161	400	300	39	120	0	604	18	161	543	403	0	0	200	150
												DASZ TOTAL =		2938
162	37	10	15	30	0	190	3	3	25	0	0	0	6	0
												DASZ TOTAL =		319
171	146	100	30	100	0	263	11	23	165	13	0	0	50	21
												DASZ TOTAL =		922
172	36	50	16	39	0	60	14	0	40	0	0	0	11	0
												DASZ TOTAL =		266
201	108	200	28	53	0	124	12	160	465	0	0	0	126	0
												DASZ TOTAL =		1276
202	17	40	0	35	0	31	0	25	40	13	0	4	20	2
												DASZ TOTAL =		227
211	149	50	17	40	0	298	14	85	150	9	0	0	15	0
												DASZ TOTAL =		827

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8212	0	39	0	0	0	0	0	0	0	0	0	0	10	0	49
8221	24	1	207	11	500	0	0	0	0	0	0	0	60	50	853
8231	64	50	4	34	0	98	28	14	35	0	3	0	100	0	430
8232	30	40	36	20	0	142	9	40	18	0	0	0	18	60	413
8233	60	100	23	30	0	275	10	2	100	16	0	0	100	0	716
8234	55	90	4	50	0	200	37	26	100	22	0	6	310	12	912
8241	67	20	15	10	0	0	0	0	0	0	0	0	22	0	134
8242	13	35	5	26	0	46	2	18	20	0	0	0	10	0	175
8243	43	100	16	64	0	230	24	6	15	13	0	0	50	10	571
8244	33	45	10	28	0	39	4	0	15	7	0	0	484	30	695
8251	0	0	0	0	150	4	0	0	0	0	0	0	0	0	154
8252	20	50	5	5	0	41	11	0	0	0	0	0	10	0	142
8261	32	60	0	85	0	188	10	130	28	18	0	0	470	175	1196
8262	23	40	24	30	0	100	20	0	24	0	0	0	50	0	311
8263	70	25	0	24	0	62	[illegible]	0	0	0	0	0	30	0	225
8271	30	75	0	20	0	30	14	1	0	0	0	0	30	0	200
8272	37	94	0	22	0	10	2	17	0	14	0	0	40	13	249
8273	30	10	0	26	350	15	0	0	0	1473	0	0	21	25	1950
8281	13	10	20	30	0	65	0	0	0	0	0	0	30	50	218
8282	25	89	10	34	0	140	6	14	0	1	0	0	10	30	359
8301	15	0	0	5	0	0	0	0	0	0	0	0	12	75	107
8311	31	10	0	39	0	40	0	1	30	1	0	0	28	0	180
8312	10	50	0	0	0	40	0	10	0	0	0	0	15	0	125
8313	10	5	0	0	500	20	0	15	0	0	0	0	0	0	550
8321	50	25	10	34	500	11	0	0	0	243	0	0	16	20	909

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1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 9896

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15
411	23	0	0	0	8063	7	0	0	0	0	0	0	0	0	8093
412	51	0	0	0	0	4	0	0	0	0	0	0	0	30	85
413	0	0	0	20	500	11	0	4	0	0	0	0	0	650	1185
414	0	0	0	0	225	0	0	0	0	0	0	0	0	0	225
415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
421	86	0	0	0	1700	0	0	0	0	0	0	0	0	0	1786
422	1385	0	0	5	0	17	0	0	0	0	0	0	10	0	1417
423	10	0	0	0	0	0	12	0	0	0	0	0	25	0	47
431	0	0	0	20	0	0	0	0	0	0	0	0	0	0	20
432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
433	91	0	0	25	0	10	0	4	0	0	0	0	0	0	130
434	39	4762	0	0	4278	3	0	0	0	0	0	0	0	25	9107
441	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
501	20	50	0	20	0	40	2	20	0	0	0	0	20	15	187
502	107	60	31	14	0	43	0	6	30	3	0	0	15	0	309
511	30	36	0	20	0	18	7	0	0	0	0	0	0	0	111
512	137	85	46	100	0	283	3	11	70	26	0	10	10	0	781
513	58	10	0	40	0	151	3	0	0	13	0	0	10	45	330
514	7	0	0	20	0	13	0	22	3	0	0	0	0	0	65
521	34	59	14	32	0	22	0	0	100	0	4	0	20	0	285
522	133	75	5	60	0	350	13	82	290	100	0	15	150	200	1473
523	20	34	4	50	0	480	2	24	80	0	0	0	30	0	724
524	185	0	0	0	0	4	0	0	0	0	0	0	0	0	189

1985 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
8531	56	100	38	90	0	176	30	74	60	25	0	0	100	50
												DASZ	TOTAL =	799
8532	0	20	18	0	0	40	0	34	0	0	0	0	29	0
												DASZ	TOTAL =	141
8533	20	0	0	0	0	280	0	2	0	0	0	0	6	0
												DASZ	TOTAL =	308
8534	42	70	0	120	0	214	30	50	41	64	0	0	200	0
												DASZ	TOTAL =	831
8535	130	54	0	30	0	70	12	6	15	0	0	0	50	0
												DASZ	TOTAL =	367
8541	100	524	10	75	0	298	16	25	82	183	0	0	19	0
												DASZ	TOTAL =	1332
8542	41	35	10	35	0	30	2	0	46	0	0	0	10	0
												DASZ	TOTAL =	209
8551	48	29	0	35	0	71	12	14	10	26	0	0	35	0
												DASZ	TOTAL =	280
8552	30	0	10	5	0	9	0	0	0	0	0	0	15	30
												DASZ	TOTAL =	99
8561	81	75	17	75	0	74	27	75	0	4	0	0	21	0
												DASZ	TOTAL =	449
8601	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
8611	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ	TOTAL =	0
TOTL	26835	20915	2500	15300	48420	35530	2585	9445	14240	21800	700	500	15150	14610
												GRAND	TOTAL =	228530

A 9897

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A 9898

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5000	0	6	0	2	0	0	0	6	0	0	0	3	0	6	23
5001	0	2	0	1	0	0	0	8	0	0	0	4	0	5	20
5002	0	0	0	2	0	0	0	13	0	0	0	2	0	6	23
5003	0	[illegible]	0	1	0	0	0	7	0	0	0	2	0	4	14
5004	0	0	0	0	0	0	0	8	0	0	0	3	0	3	14
5005	0	7	0	3	0	0	0	5	0	0	0	4	0	6	25
5006	0	0	0	1	0	0	0	2	0	0	0	7	0	3	13
5007	0	0	0	2	0	0	0	8	0	0	0	0	0	3	13
5008	0	0	0	1	0	0	0	18	0	0	0	0	0	6	25
5009	0	3	0	3	0	0	0	11	0	0	0	1	0	7	25
5010	0	0	0	0	0	0	0	0	0	5	0	0	0	1	6
5011	0	0	0	0	0	0	0	0	1	2	0	6	2	1	12
5012	0	0	0	0	0	0	0	2	0	2	0	0	0	0	4
5013	0	2	0	1	0	0	0	2	0	3	0	0	0	2	10
5014	0	1	0	1	0	0	0	1	1	0	0	0	0	1	5
5015	0	0	0	0	0	0	0	0	0	4	0	0	0	3	7
5101	0	5	0	4	0	0	0	2	1	2	0	0	0	1	15
5102	0	34	0	4	0	0	0	7	3	12	0	0	0	15	75
5103	0	33	0	7	0	0	0	16	0	0	0	4	4	16	80
5104	0	82	0	16	0	0	3	11	0	0	0	0	0	28	140
5105	0	13	0	1	0	0	0	2	0	0	0	0	0	4	20
5111	0	56	0	2	0	0	3	7	2	17	0	9	0	24	120
5112	2	85	0	2	0	0	2	10	0	0	5	2	12	30	150
5121	0	140	0	16	0	0	0	23	0	39	5	7	34	66	330

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE		PUBLIC	STREETS	DASZ TOTAL =
	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE			
5122	0	15	0	2	0	0	0	3	2	0	0	0	0	6	28
5131	0	4	0	1	0	0	0	0	0	0	0	0	139	16	160
5132	0	59	0	19	0	0	0	11	0	0	0	0	0	23	112
5141	0	1	0	0	0	0	0	139	0	0	0	0	40	20	200
5142	0	17	0	2	0	0	3	12	0	0	0	0	0	6	40
5143	0	99	0	2	0	0	3	3	0	0	0	4	17	32	160
5151	40	64	0	0	0	12	0	9	0	0	8	6	46	45	230
5152	90	117	0	2	0	7	15	3	0	0	0	0	54	72	360
5161	0	33	0	2	0	1	0	17	0	0	0	0	0	12	65
5162	0	44	0	4	0	0	0	12	3	9	0	0	0	18	90
5163	0	6	0	3	0	0	0	11	0	0	0	0	1	4	25
5171	0	1	0	5	0	0	0	1	0	0	10	5	0	2	24
5172	0	51	0	19	0	0	2	15	0	0	0	3	0	30	120
5173	0	67	0	13	0	0	0	4	0	0	1	7	0	23	115
5201	15	54	0	1	0	0	0	0	171	74	0	0	0	35	350
5211	0	44	0	1	0	0	1	2	0	0	0	0	0	12	60
5212	0	50	0	4	0	0	0	5	0	0	0	1	0	15	75
5213	0	20	0	1	0	0	0	11	2	18	3	1	0	14	70
5214	0	9	0	0	0	0	10	2	0	0	0	0	0	9	30
5221	0	0	0	0	0	0	0	1	6	8	0	0	0	1	16
5222	0	4	0	0	0	0	0	9	12	17	0	0	10	13	65
5231	0	0	0	0	0	0	0	0	16	11	0	0	0	3	30
5232	0	2	1	0	0	0	0	0	26	39	0	0	0	7	75
5233	0	1	0	0	0	0	0	0	7	5	0	0	0	2	15
5241	5	55	0	1	0	0	0	0	1	10	0	0	0	13	85

A 9899

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
5242	5	45	0	2	0	0	16	36	16	36	5	47	0	52
													DASZ TOTAL =	260
5243	5	7	0	0	0	0	1	1	1	1	0	0	0	4
													DASZ TOTAL =	20
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	16
													DASZ TOTAL =	16
5251	0	13	0	2	0	0	0	11	20	38	0	0	0	21
													DASZ TOTAL =	105
5261	0	17	0	8	0	0	0	0	3	18	0	20	0	18
													DASZ TOTAL =	84
5262	0	16	0	2	0	0	0	13	2	14	0	0	5	17
													DASZ TOTAL =	70
5271	0	0	0	0	0	0	0	0	0	0	1	4	0	1
													DASZ TOTAL =	6
5272	0	25	1	7	0	0	1	4	0	0	0	2	0	10
													DASZ TOTAL =	50
5273	0	42	0	3	0	0	1	12	1	5	0	7	10	14
													DASZ TOTAL =	95
5274	0	1	0	0	0	0	0	0	4	20	0	0	0	3
													DASZ TOTAL =	28
5301	0	51	1	0	0	0	21	83	38	9	64	3	135	45
													DASZ TOTAL =	450
5311	16	104	0	2	0	0	2	10	0	46	0	0	4	46
													DASZ TOTAL =	230
5312	50	79	0	0	0	0	0	12	5	19	12	11	0	47
													DASZ TOTAL =	235
5321	250	50	0	0	0	0	0	0	0	240	0	0	0	60
													DASZ TOTAL =	600
5322	350	50	0	0	0	0	0	0	0	50	0	0	0	50
													DASZ TOTAL =	500
5331	228	34	0	0	0	0	0	0	0	174	0	0	261	173
													DASZ TOTAL =	870
5401	150	96	0	1	0	13	0	0	0	0	0	0	60	80
													DASZ TOTAL =	400
5402	200	117	0	1	0	2	0	0	380	20	0	0	240	240
													DASZ TOTAL =	1200
5411	446	106	0	4	0	4	48	32	0	0	0	0	0	160
													DASZ TOTAL =	800
5412	374	16	0	0	0	0	0	30	30	30	0	0	0	120
													DASZ TOTAL =	600
5421	0	1	0	0	0	0	55	8	849	213	0	0	0	124
													DASZ TOTAL =	1250
5422	664	7	0	0	0	4	44	1	0	0	0	0	0	180
													DASZ TOTAL =	900
5431	1461	39	0	0	0	0	99	1	0	0	0	0	0	400
													DASZ TOTAL =	2000
5501	4598	61	0	10	0	0	311	0	0	0	310	1	0	934
													DASZ TOTAL =	6225
5502	612	84	0	50	0	4	49	1	0	0	40	10	0	150
													DASZ TOTAL =	1000

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
5503	700	61	0	50	0	3	54	67	0	0	0	0	0	165
												DASZ TOTAL =		1100
5504	4050	0	0	0	0	0	270	0	0	0	270	0	0	810
												DASZ TOTAL =		5400
5511	601	300	0	7	0	2	32	33	0	0	51	14	0	260
												DASZ TOTAL =		1300
5512	67	108	0	5	0	2	8	8	0	0	53	13	0	66
												DASZ TOTAL =		330
5521	291	156	0	1	0	2	28	2	0	0	0	0	0	120
												DASZ TOTAL =		600
5522	220	80	0	0	0	0	0	0	0	0	0	0	20	80
												DASZ TOTAL =		400
5523	180	82	0	0	0	0	12	12	0	0	0	0	95	94
												DASZ TOTAL =		475
5524	328	119	0	1	0	3	37	4	0	0	0	0	164	164
												DASZ TOTAL =		820
5531	940	257	0	1	0	2	75	5	0	0	0	0	0	320
												DASZ TOTAL =		1600
5532	700	492	0	6	0	2	75	5	0	0	0	0	0	320
												DASZ TOTAL =		1600
5601	70	93	0	5	0	2	6	19	0	5	0	0	0	50
												DASZ TOTAL =		250
5602	57	167	0	16	0	0	10	10	0	0	0	0	60	80
												DASZ TOTAL =		400
5603	22	83	0	0	0	0	4	3	0	0	0	0	8	30
												DASZ TOTAL =		150
5611	54	150	0	5	0	4	8	16	0	0	0	3	0	60
												DASZ TOTAL =		300
5612	34	112	0	4	0	0	6	6	0	0	8	5	25	50
												DASZ TOTAL =		250
5613	0	98	0	9	0	0	0	7	0	0	1	2	23	35
												DASZ TOTAL =		175
5621	80	204	0	13	0	9	22	23	0	0	4	5	0	90
												DASZ TOTAL =		450
5622	70	261	0	12	0	7	35	35	0	0	0	0	140	140
												DASZ TOTAL =		700
5631	370	412	0	8	0	10	130	30	0	0	0	0	0	240
												DASZ TOTAL =		1200
5632	10	18	0	0	0	0	0	0	0	0	11	11	0	5
												DASZ TOTAL =		55
5633	120	311	0	18	0	6	16	17	0	0	22	10	0	130
												DASZ TOTAL =		650
5634	80	234	0	8	0	3	17	16	0	0	16	16	130	130
												DASZ TOTAL =		650
5635	10	32	0	3	0	9	0	2	0	0	0	0	16	8
												DASZ TOTAL =		80
5636	10	67	0	0	0	0	0	3	0	0	0	0	0	20
												DASZ TOTAL =		100
5637	33	135	0	5	0	0	6	5	0	0	0	0	0	46
												DASZ TOTAL =		230

A 9901

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
ASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
641	170	336	0	5	0	7	7	7	19	2	1	6	0	140
												DASZ	TOTAL =	700
701	1100	24	0	5	0	63	71	4	0	0	0	0	0	223
												DASZ	TOTAL =	1490
702	30	15	0	0	0	0	9	1	27	3	0	0	0	15
												DASZ	TOTAL =	100
711	30	40	43	62	0	8	18	18	15	58	0	0	0	73
												DASZ	TOTAL =	365
712	500	63	0	0	0	0	59	3	16	296	51	12	0	250
												DASZ	TOTAL =	1250
713	435	51	40	60	0	80	50	6	83	83	0	0	0	222
												DASZ	TOTAL =	1110
721	485	15	0	50	0	20	36	2	0	0	0	0	0	152
												DASZ	TOTAL =	760
722	100	445	0	0	0	10	77	6	0	0	56	37	9	185
												DASZ	TOTAL =	925
801	365	90	0	50	0	0	0	0	0	0	0	0	0	90
												DASZ	TOTAL =	595
802	212	0	0	0	0	0	28	525	0	0	0	0	0	85
												DASZ	TOTAL =	850
803	0	0	0	16	0	0	4	1	0	0	9	28	0	7
												DASZ	TOTAL =	65
811	13	185	0	28	0	0	23	21	0	0	4	14	0	72
												DASZ	TOTAL =	360
812	0	149	0	7	0	0	7	3	0	0	0	18	0	46
												DASZ	TOTAL =	230
821	8	107	1	18	0	2	22	15	4	11	0	0	112	75
												DASZ	TOTAL =	375
822	0	120	0	15	0	0	12	12	0	0	0	0	92	51
												DASZ	TOTAL =	300
831	0	57	0	0	0	0	43	13	90	60	55	1	0	56
												DASZ	TOTAL =	375
832	0	139	18	16	0	0	28	8	37	24	7	11	0	72
												DASZ	TOTAL =	360
833	9	206	0	9	0	0	17	17	5	2	0	3	0	67
												DASZ	TOTAL =	335
001	0	51	0	6	0	0	5	19	4	20	0	0	0	35
												DASZ	TOTAL =	140
002	0	135	0	9	0	1	5	24	17	41	0	0	0	58
												DASZ	TOTAL =	290
011	0	65	0	4	0	3	9	21	0	3	9	6	0	30
												DASZ	TOTAL =	150
012	0	86	0	7	0	0	2	10	0	15	0	0	0	30
												DASZ	TOTAL =	150
021	0	241	0	19	0	0	0	20	28	12	0	0	0	80
												DASZ	TOTAL =	400
031	0	58	0	1	0	0	0	16	0	5	0	0	6	22
												DASZ	TOTAL =	108
032	0	26	0	7	0	8	0	4	2	21	0	0	0	12
												DASZ	TOTAL =	80

A 9902

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
6033	0	29	0	10	0	0	5	7	0	0	3	5	5	16	80
6034	0	66	0	0	0	0	0	5	0	0	4	1	0	19	95
6041	0	35	0	3	0	2	18	7	12	3	0	0	0	20	100
6042	10	203	0	3	0	18	31	47	42	62	0	0	0	104	520
6043	33	108	0	2	0	0	0	9	0	0	0	0	0	38	190
6044	90	164	0	4	0	42	7	13	0	0	0	0	0	80	400
6051	60	101	0	0	0	0	12	11	0	0	0	0	0	46	230
6052	220	94	1	2	0	3	0	0	358	2	0	0	0	120	800
6053	0	0	0	0	0	0	0	0	459	115	0	0	0	101	675
6054	0	0	0	0	0	0	10	4	256	10	0	0	0	50	330
6061	15	96	0	2	0	0	1	6	1	6	0	0	0	23	150
6062	220	97	0	6	0	13	0	0	352	18	1	7	0	126	840
6063	0	0	0	0	0	0	0	0	461	106	0	0	0	63	630
6071	0	34	0	1	0	0	16	9	0	0	0	0	0	15	75
6072	0	48	0	0	0	0	0	2	0	10	0	25	0	15	100
6073	0	44	0	0	0	0	0	0	92	40	0	0	0	44	220
6074	0	50	0	1	0	0	0	0	122	99	0	0	17	51	340
6075	0	0	0	0	0	0	0	0	227	12	0	0	0	26	265
6076	0	0	0	0	0	0	0	0	18	18	0	0	0	4	40
6077	0	8	0	0	0	0	28	13	0	0	19	2	56	14	140
6078	0	0	0	0	0	0	0	44	24	0	0	0	0	12	80
6101	0	424	0	12	0	4	16	24	0	0	0	0	160	160	800
6111	54	302	0	1	0	0	28	5	0	0	0	0	130	130	650
6112	0	148	0	3	0	0	17	5	0	0	0	2	5	45	225
6113	0	0	0	0	0	0	0	0	0	0	14	14	0	2	30

A 9903

1995 DE[illegible]OPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN US	PUBLIC	STREETS
6311	7650	0	0	0	0	0	510	0	0	0	0	0	0	2040
													DASZ TOTAL =	10200
6401	650	100	0	0	0	0	48	2	0	0	0	0	0	200
													DASZ TOTAL =	1000
6402	1050	189	0	3	0	0	72	18	0	0	72	18	19	360
													DASZ TOTAL =	1800
6403	600	175	0	50	0	0	71	304	0	0	0	0	0	300
													DASZ TOTAL =	1500
6404	0	0	0	0	0	0	0	0	88	47	0	0	0	15
													DASZ TOTAL =	150
6405	283	10	0	0	0	0	17	2	0	0	0	0	19	59
													DASZ TOTAL =	390
6406	585	35	0	10	0	0	43	2	0	0	0	0	45	190
													DASZ TOTAL =	900
6411	2128	10	0	0	0	0	141	1	0	0	0	0	0	570
													DASZ TOTAL =	2850
6412	750	180	0	0	0	0	0	0	0	0	0	0	310	310
													DASZ TOTAL =	1550
6413	470	10	0	0	0	0	473	7	0	0	0	0	0	240
													DASZ TOTAL =	1200
6501	30	163	0	2	0	0	4	2	0	0	0	0	30	60
													DASZ TOTAL =	300
6502	50	153	0	0	0	14	4	6	0	0	5	13	52	53
													DASZ TOTAL =	350
6503	650	295	1	9	0	31	22	50	0	0	0	23	145	218
													DASZ TOTAL =	1450
6504	630	238	1	8	0	15	79	12	0	0	0	18	546	273
													DASZ TOTAL =	1820
6511	400	16	0	0	0	0	25	1	0	0	0	0	0	78
													DASZ TOTAL =	520
6512	706	14	0	0	0	0	0	45	0	0	0	0	0	135
													DASZ TOTAL =	900
6513	165	47	0	0	0	0	0	0	0	0	0	0	0	38
													DASZ TOTAL =	250
6521	111	59	0	0	0	0	0	0	0	0	0	0	0	30
													DASZ TOTAL =	200
6522	382	10	0	0	50	70	0	8	79	81	0	0	0	120
													DASZ TOTAL =	800
6523	373	12	0	0	0	0	0	0	0	0	0	55	0	110
													DASZ TOTAL =	550
7001	0	0	0	0	0	0	55	11	0	49	0	0	0	50
													DASZ TOTAL =	165
7002	0	0	0	8	0	8	26	66	108	84	0	0	0	100
													DASZ TOTAL =	400
7011	0	5	0	3	0	5	84	50	76	113	0	0	0	84
													DASZ TOTAL =	420
7012	15	66	1	11	0	0	25	6	99	0	0	0	0	78
													DASZ TOTAL =	310
7021	0	98	0	1	0	0	0	10	0	0	0	0	7	29
													DASZ TOTAL =	145

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1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
7022	0	97	6	11	0	0	8	7	0	0	6	9	0	36	180
7023	0	16	0	49	0	0	0	1	0	0	0	0	0	12	78
7031	0	12	9	11	0	0	0	0	0	0	42	16	0	10	100
7032	0	89	10	14	0	0	15	10	0	0	12	2	0	38	190
7033	0	0	0	56	0	0	0	12	0	0	0	0	0	12	80
7034	0	49	0	1	0	0	1	8	0	0	0	0	5	16	80
7041	0	0	0	0	0	15	92	54	0	0	0	0	0	69	230
7042	0	89	1	6	0	0	13	19	0	0	0	0	0	32	160
7043	0	122	0	1	0	0	1	28	0	0	0	0	0	38	190
7051	0	0	0	0	0	0	117	29	131	33	0	0	0	55	365
7052	0	0	0	0	0	0	60	88	0	0	0	0	0	17	165
7101	0	311	23	48	0	0	13	5	0	0	16	29	312	133	890
7111	0	0	60	37	0	85	46	2	340	0	0	238	0	142	950
7112	633	154	0	0	0	0	49	4	0	0	39	14	0	157	1050
7113	0	0	0	0	0	0	0	0	0	0	54	36	0	10	100
7121	1125	0	0	0	0	0	112	0	0	0	315	135	225	338	2250
7122	900	0	0	0	0	0	60	0	0	0	60	0	0	190	1200
7131	2	118	0	0	0	0	12	12	0	0	29	19	0	48	240
7132	290	158	0	10	0	0	65	5	0	0	33	2	0	142	705
7133	410	107	0	3	0	0	76	4	0	0	32	9	0	160	800
7134	310	187	0	10	0	0	74	4	0	0	38	1	0	156	780
7201	254	0	135	5	0	101	675	75	0	0	0	30	0	225	1500
7202	3500	0	0	0	0	0	238	12	0	0	249	1	0	1000	5000
7211	1505	0	0	0	0	0	106	1	0	0	108	0	0	430	2150
7212	910	0	0	0	0	0	65	0	0	0	65	0	0	260	1300

A 9905

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

A 9906

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7301	7076	49	0	0	0	0	474	1	0	0	475	0	0	1425
												DASZ TOTAL =		9500
7401	0	52	0	3	0	0	0	3	0	0	0	0	0	15
												DASZ TOTAL =		73
7402	0	0	0	19	0	0	18	35	0	0	0	0	0	4
												DASZ TOTAL =		76
7403	0	114	0	3	0	0	0	10	0	0	0	6	3	34
												DASZ TOTAL =		170
7411	0	117	0	0	0	0	0	0	0	0	0	0	13	33
												DASZ TOTAL =		163
7412	0	79	0	10	0	0	0	8	0	0	0	7	5	27
												DASZ TOTAL =		136
7413	0	12	0	0	0	0	0	3	0	0	0	0	0	4
												DASZ TOTAL =		19
7421	0	71	0	12	0	0	13	4	0	0	20	14	2	34
												DASZ TOTAL =		170
7422	0	175	18	25	0	0	29	6	0	0	14	2	15	71
												DASZ TOTAL =		355
7423	0	133	0	14	0	0	20	5	0	0	19	4	9	34
												DASZ TOTAL =		238
7424	0	99	0	3	0	0	3	9	0	0	0	16	10	35
												DASZ TOTAL =		175
7431	0	95	0	11	0	0	10	11	0	0	0	0	0	32
												DASZ TOTAL =		159
7432	0	80	0	7	0	0	9	5	0	0	11	8	0	30
												DASZ TOTAL =		150
7433	9	107	0	10	0	0	8	1	0	0	0	0	9	36
												DASZ TOTAL =		180
7434	0	106	0	5	0	0	5	4	0	0	0	0	5	31
												DASZ TOTAL =		156
7435	0	69	0	24	0	0	16	3	0	0	8	2	6	32
												DASZ TOTAL =		160
7441	4	186	0	14	0	0	64	5	0	0	10	1	0	71
												DASZ TOTAL =		355
7442	2	67	0	50	0	0	11	1	0	0	3	1	5	35
												DASZ TOTAL =		175
7443	44	179	10	5	0	0	26	2	0	0	0	0	18	71
												DASZ TOTAL =		355
7444	10	281	0	50	0	0	25	1	0	0	52	1	0	105
												DASZ TOTAL =		525
7445	0	206	7	3	0	0	14	6	0	0	6	22	16	70
												DASZ TOTAL =		350
7451	0	107	6	2	0	0	22	4	0	0	2	1	0	36
												DASZ TOTAL =		180
7452	0	73	7	2	0	0	19	3	0	0	21	1	18	36
												DASZ TOTAL =		180
7453	0	100	6	2	0	0	5	4	0	0	8	1	18	36
												DASZ TOTAL =		180
7454	0	72	25	3	0	0	1	3	0	0	22	6	19	38
												DASZ TOTAL =		189

13-3

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
7455	19	156	0	50	0	0	13	2	0	0	13	2	0	45	300
7456	64	186	0	30	0	0	17	3	0	0	19	1	0	80	400
7461	0	83	10	5	0	0	21	5	0	0	0	0	0	31	155
7462	0	102	0	5	0	0	6	7	0	0	5	3	0	32	160
7463	0	83	9	2	0	0	17	6	0	0	2	6	7	33	165
7464	0	71	0	3	0	0	28	5	0	0	7	18	0	33	165
7501	0	77	0	9	0	0	4	11	0	0	0	0	0	34	135
7502	0	0	0	0	0	0	0	0	0	0	22	5	0	1	28
7503	0	73	4	3	0	0	13	9	0	0	8	3	3	29	145
7504	0	0	0	0	0	0	10	2	0	0	0	0	42	6	60
7511	0	90	0	1	0	0	16	10	0	0	15	8	0	35	175
7512	0	96	1	3	0	0	0	12	0	0	0	5	7	31	155
7521	0	84	0	1	0	0	2	13	0	0	4	12	0	29	145
7522	0	118	0	0	0	0	2	7	0	0	2	7	0	34	170
7531	0	69	6	13	0	0	13	11	0	0	7	1	8	32	160
7532	0	112	0	0	0	0	15	3	0	0	11	3	0	36	180
7533	0	48	21	3	0	0	0	32	0	0	27	5	0	24	160
7534	0	45	45	8	0	0	17	2	0	0	7	2	27	27	180
7535	39	334	0	50	0	0	31	1	0	0	31	2	32	130	650
7541	11	247	0	70	0	0	21	3	0	0	22	1	5	95	475
7542	60	213	12	1	0	0	37	7	0	0	0	0	22	88	440
7551	45	91	0	0	0	0	8	2	0	0	0	0	0	36	182
7552	0	0	0	0	0	0	6	10	0	0	0	55	0	8	80
7553	37	164	6	1	0	0	27	3	0	0	2	8	12	65	325
7561	0	75	0	0	0	0	0	0	0	0	17	8	0	25	125

A 9907

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7562	0	132	0	0	0	0	4	12	0	0	7	1	16	43
												DASZ	TOTAL =	2[illegible]
7571	0	78	3	3	0	0	0	6	0	0	0	5	5	25
												DASZ	TOTAL =	125
7572	0	129	0	7	0	0	1	8	0	0	0	0	15	40
												DASZ	TOTAL =	200
7601	0	76	0	1	0	0	6	21	0	0	4	12	0	30
												DASZ	TOTAL =	150
7602	0	95	0	2	0	0	0	20	0	0	0	12	3	33
												DASZ	TOTAL =	165
7603	0	107	1	5	0	0	0	15	0	0	8	4	0	35
												DASZ	TOTAL =	175
7611	0	129	0	1	0	0	0	8	0	0	0	2	5	36
												DASZ	TOTAL =	180
7612	0	52	15	5	0	0	12	4	0	0	0	16	32	24
												DASZ	TOTAL =	160
7613	0	0	0	0	0	0	9	0	0	0	0	0	32	4
												DASZ	TOTAL =	45
7614	0	0	0	21	0	0	2	4	0	0	0	0	0	3
												DASZ	TOTAL =	30
7621	0	107	0	0	0	0	0	4	0	0	13	6	0	45
												DASZ	TOTAL =	180
7622	0	56	11	1	0	0	10	5	0	0	26	11	0	30
												DASZ	TOTAL =	150
7623	0	22	0	18	0	0	4	8	0	0	13	3	0	12
												DASZ	TOTAL =	80
7631	0	94	15	1	0	0	0	2	0	0	3	13	0	32
												DASZ	TOTAL =	160
7632	0	195	10	17	0	0	20	5	0	0	0	11	20	72
												DASZ	TOTAL =	360
7633	0	88	0	8	0	0	22	2	0	0	0	0	3	32
												DASZ	TOTAL =	160
7634	0	42	0	6	0	0	4	12	0	0	0	0	0	16
												DASZ	TOTAL =	80
7635	0	31	0	0	0	0	0	0	0	0	18	23	0	8
												DASZ	TOTAL =	80
7641	0	118	0	9	0	0	0	9	0	0	0	2	0	34
												DASZ	TOTAL =	172
7642	0	79	0	1	0	1	15	33	0	0	3	6	0	34
												DASZ	TOTAL =	171
7651	0	145	5	1	0	0	8	34	0	0	0	7	0	50
												DASZ	TOTAL =	250
7652	0	0	0	0	0	0	0	7	0	0	0	0	0	1
												DASZ	TOTAL =	8
7661	0	0	8	1	0	0	6	9	0	0	26	1	0	9
												DASZ	TOTAL =	60
7662	0	97	0	10	0	0	0	4	0	0	2	6	6	31
												DASZ	TOTAL =	156
7671	0	0	6	22	0	0	18	12	0	0	0	0	6	11
												DASZ	TOTAL =	75

A 9908

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
7672	0	0	0	65	0	0	2	72	0	0	0	0	5	16	160
7673	0	3	0	4	0	0	16	7	0	0	0	15	0	5	50
7674	0	8	0	0	0	0	0	3	0	0	8	13	0	3	35
7675	0	0	9	13	0	0	4	2	0	0	15	4	0	8	55
7676	0	0	0	0	0	0	0	60	0	0	0	0	0	10	70
7677	0	0	0	0	0	0	0	0	0	0	13	5	0	2	20
8001	0	0	0	0	0	0	142	61	0	0	0	5	0	52	260
8002	0	0	0	0	0	0	15	5	0	0	0	0	0	30	50
8011	0	0	0	0	0	0	0	0	0	0	0	0	80	20	100
8012	0	0	0	0	0	0	0	11	0	0	0	0	176	33	220
8013	0	9	1	0	0	0	0	0	0	0	0	0	74	21	105
8021	0	25	0	26	0	0	0	4	0	0	0	5	0	15	75
8022	0	73	0	13	0	0	8	26	0	0	0	3	5	32	160
8023	0	4	0	0	0	0	0	8	0	0	0	20	0	8	40
8031	0	53	3	57	0	0	0	3	0	6	0	22	0	36	180
8032	0	0	0	0	0	0	0	0	0	0	3	11	0	1	15
8041	0	151	0	16	0	0	0	31	0	0	0	2	0	50	250
8051	0	25	0	0	0	0	0	25	0	8	0	0	167	25	250
8052	0	0	0	0	0	0	0	0	0	0	0	0	108	12	120
8061	0	93	0	5	0	0	48	30	0	0	0	0	0	44	220
8062	0	81	1	41	0	0	13	12	0	0	0	36	0	46	230
8071	0	152	0	0	0	0	0	2	0	0	0	33	0	33	220
8072	0	34	0	0	0	16	10	2	0	0	0	0	125	33	220
8081	0	20	0	4	0	0	0	0	128	1	0	0	0	27	180
8082	19	107	5	6	0	0	14	7	0	0	0	0	11	41	210

A 9909

A 9910

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
8083	0	30	0	0	0	0	4	5	62	3	5	3	0	18	DASZ TOTAL = 130
8101	0	114	0	9	0	0	1	8	0	0	5	7	0	36	DASZ TOTAL = 180
8102	0	101	8	13	0	0	4	14	0	0	0	0	35	59	DASZ TOTAL = 234
8111	0	3	0	0	0	0	0	0	0	0	0	27	0	5	DASZ TOTAL = 35
8112	0	136	0	1	0	0	0	12	0	0	10	15	10	46	DASZ TOTAL = 230
8113	0	78	0	1	0	0	4	9	0	0	0	4	0	24	DASZ TOTAL = 120
8121	0	111	0	5	0	0	0	7	0	0	0	2	10	34	DASZ TOTAL = 169
8122	0	100	0	8	0	0	3	5	0	0	2	3	14	34	DASZ TOTAL = 169
8123	0	0	0	0	0	0	21	20	0	0	0	0	0	14	DASZ TOTAL = 55
8131	0	98	4	22	0	0	0	15	0	0	0	5	0	36	DASZ TOTAL = 180
8132	0	130	0	1	0	0	0	9	0	0	0	0	0	35	DASZ TOTAL = 175
8133	0	25	0	0	0	0	0	4	0	0	0	2	0	11	DASZ TOTAL = 42
8141	0	96	0	4	0	0	0	14	0	0	0	14	0	32	DASZ TOTAL = 160
8142	0	104	0	11	0	0	0	16	0	0	0	0	9	35	DASZ TOTAL = 175
8143	0	8	0	0	0	0	0	0	0	0	0	0	6	9	DASZ TOTAL = 23
8144	0	0	0	0	0	0	0	9	0	0	0	0	0	1	DASZ TOTAL = 10
8151	0	115	7	12	0	0	9	39	0	0	0	5	5	48	DASZ TOTAL = 240
8152	0	0	0	0	0	0	11	11	0	0	0	0	0	2	DASZ TOTAL = 24
8161	0	106	6	53	0	0	0	45	0	0	0	30	0	60	DASZ TOTAL = 300
8162	0	0	0	5	0	0	4	13	0	0	0	0	0	3	DASZ TOTAL = 25
8171	0	104	0	1	0	0	0	8	0	0	5	10	0	32	DASZ TOTAL = 160
8172	0	53	0	13	0	0	0	6	0	0	0	0	0	18	DASZ TOTAL = 90
8201	0	89	1	10	0	0	0	18	0	0	0	18	0	34	DASZ TOTAL = 170
8202	0	73	0	1	0	0	0	5	0	0	0	0	0	26	DASZ TOTAL = 105
8211	0	108	1	34	0	0	6	22	0	0	46	11	0	57	DASZ TOTAL = 285

1995 DEVELOPMENT PATTERNS

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1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
8212	0	0	0	0	0	0	0	0	0	0	15	1	0	10	26
8221	0	1	0	0	0	0	0	0	0	0	0	0	218	11	230
8231	0	36	0	30	0	0	4	13	0	0	0	0	0	23	115
8232	0	102	0	1	0	0	5	21	0	0	4	3	0	34	170
8233	0	89	2	32	0	0	0	17	0	0	0	0	0	35	175
8234	0	52	2	25	0	1	0	24	0	0	0	0	0	26	130
8241	0	0	10	21	0	0	14	4	0	0	11	7	0	23	90
8242	0	35	0	52	0	0	6	15	0	0	0	0	0	27	135
8243	0	7	0	8	0	3	32	38	0	0	0	0	0	22	110
8244	0	48	5	31	0	15	0	16	8	8	0	0	0	33	165
8251	0	0	0	0	0	0	19	13	0	0	0	0	207	25	265
8252	0	0	0	0	0	0	13	12	0	0	0	0	0	10	35
8261	0	11	0	3	0	23	73	56	31	20	0	0	0	38	255
8262	0	67	0	12	0	15	15	11	0	0	0	0	0	30	150
8263	10	85	3	10	0	0	11	7	0	0	13	5	0	36	180
8271	0	0	0	0	0	22	52	38	0	0	30	2	0	16	160
8272	0	97	0	0	0	4	0	10	0	0	0	0	0	55	166
8273	0	1	0	0	0	20	0	10	0	176	0	0	0	12	219
8281	12	108	3	67	10	94	86	12	0	0	0	0	0	98	490
8282	0	68	0	2	0	0	40	20	0	0	17	3	0	50	200
8301	212	283	0	0	0	0	0	0	0	0	163	2	41	124	825
8311	44	293	1	0	0	0	15	198	0	0	10	0	0	114	675
8312	260	211	0	10	0	0	29	3	0	0	0	0	7	130	650
8313	242	241	0	7	0	0	33	2	0	0	23	12	0	140	700
8321	954	35	0	10	0	0	2	3	0	25	0	0	0	0	1029

A 9911

1985 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

A 9912

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
8401	129	0	0	0	0	0	0	0	0	0	0	0	0	22	150
8402	88	0	0	0	0	0	0	0	0	0	0	0	210	52	350
8411	0	0	0	0	0	0	0	0	0	0	0	0	459	1832	2290
8412	0	60	0	0	0	0	0	0	0	0	0	0	138	23	230
8413	0	0	0	0	0	0	84	126	0	0	0	0	0	490	700
8414	196	0	0	0	0	0	11	3	0	0	9	5	0	56	280
8415	308	0	0	0	0	0	22	0	0	0	22	0	0	88	440
8421	68	2	0	0	0	0	0	0	0	0	0	110	0	20	200
8422	0	0	0	0	0	0	0	0	0	0	4	32	0	4	40
8423	0	60	0	0	0	0	16	4	0	0	0	0	5	15	100
8431	96	192	10	2	0	0	0	0	0	0	0	4	0	76	380
8432	90	25	0	0	0	0	0	0	0	0	0	0	0	20	135
8433	167	239	26	19	0	0	0	188	0	0	0	0	0	112	750
8434	0	28	0	2	0	0	0	0	0	0	0	693	0	127	850
8441	0	0	0	0	0	0	0	0	0	0	0	0	29000	0	29000
8501	0	26	2	54	0	0	3	7	0	0	75	2	0	30	200
8502	0	86	2	3	0	0	0	0	0	0	8	4	25	32	160
8511	0	22	0	1	0	0	0	1	0	0	0	0	0	6	30
8512	0	63	0	1	0	0	0	16	0	0	0	6	0	22	110
8513	0	47	0	4	0	0	0	7	0	0	0	0	0	14	72
8514	0	26	1	0	0	0	0	0	0	0	0	0	1	6	34
8521	0	86	0	3	0	0	0	5	0	0	0	2	0	24	120
8522	0	33	0	20	0	0	28	39	0	0	0	0	0	30	150
8523	0	0	0	0	0	0	0	27	0	0	0	0	0	3	30
8524	0	0	0	0	0	0	0	0	0	0	0	26	0	3	29

1995 DEVELOPMENT PATTERNS

1985 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY VACANT	SINGLE FAMILY IN USE	MULTI-FAMILY VACANT	MULTI-FAMILY IN USE	MOBILE HOME VACANT	MOBILE HOME IN USE	COMMERCIAL VACANT	COMMERCIAL IN USE	INDUSTRIAL VACANT	INDUSTRIAL IN USE	OFFICE VACANT	OFFICE IN USE	PUBLIC	STREETS	DASZ TOTAL =
8531	0	110	0	9	0	0	0	17	0	0	0	0	0	34	170
8532	0	1	0	0	0	0	29	18	0	0	0	0	0	12	60
8533	0	0	0	0	0	0	27	14	0	0	0	0	0	4	45
8534	0	13	0	3	0	21	2	29	0	0	0	0	0	17	85
8535	0	88	0	21	0	0	2	16	0	0	2	11	0	35	175
8541	0	13	1	57	0	1	15	31	0	0	0	10	7	34	169
8542	0	112	0	16	0	0	2	10	0	0	0	0	0	35	175
8551	0	146	0	20	0	0	0	7	0	0	0	0	11	46	230
8552	0	47	0	5	0	0	0	0	0	0	0	0	33	10	95
8561	0	158	0	7	0	0	0	9	0	0	0	10	8	48	240
8601	1302	0	0	0	0	0	93	0	0	0	93	0	0	372	1860
8611	14250	0	0	0	0	0	750	0	0	0	0	0	0	0	15000
TOTL	83962	30307	826	3757	60	1033	9908	5503	5745	3040	4038	3051	36256	33430	

GRAND TOTAL = 220916

A 9913

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

A 9914

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5000	160	6	154	0	307	21	175	168
5001	22	0	22	0	140	2	24	18
5002	0	0	0	0	150	0	0	0
5003	0	0	0	0	150	0	0	0
5004	0	0	0	0	150	0	0	0
5005	114	14	100	0	357	19	125	115
5006	0	0	0	0	200	0	0	0
5007	0	0	0	0	200	0	0	0
5008	12	0	12	0	122	1	13	8
5009	71	0	71	0	128	6	78	78
5010	0	0	0	0	0	0	0	0
5011	0	0	0	0	0	0	0	0
5012	0	0	0	0	0	0	0	0
5013	0	0	0	0	0	0	0	0
5014	0	0	0	0	0	0	0	0
5015	0	0	0	0	100	0	0	0
5101	55	38	17	0	183	54	66	61
5102	255	200	55	0	941	164	309	281
5103	1208	200	1008	0	2362	173	1430	1056
5104	816	494	322	0	2256	494	966	744
5105	100	75	25	0	360	30	118	89
5111	378	333	45	0	1309	347	509	362
5112	569	513	56	0	1724	486	766	553
5121	1840	850	990	0	4585	939	2233	2038
5122	360	60	300	0	782	124	435	364
5131	35	20	15	0	101	16	62	37
5132	1363	363	1000	0	2684	207	2414	1438
5141	14	7	7	0	22	5	25	12
5142	159	104	55	0	369	37	272	177
5143	430	348	82	0	1118	145	762	457
5151	559	482	8	69	1663	276	842	701
5152	1010	910	45	55	3207	856	1523	1252
5161	233	194	24	15	784	167	299	273
5162	351	263	88	0	942	107	451	408
5163	132	67	65	0	356	42	169	142
5171	231	33	198	0	329	73	409	248
5172	1304	304	1000	0	2784	268	1917	1406
5173	1411	401	1010	0	3017	326	2074	1524
5201	401	386	15	0	1424	406	605	487
5211	275	260	15	0	828	165	404	315
5212	409	319	90	0	1217	218	601	466
5213	144	120	24	0	414	87	201	162
5214	50	45	5	0	148	17	70	57
5221	0	0	0	0	0	0	0	0
5222	19	16	3	0	58	14	27	22
5231	500	0	500	0	900	40	655	512
5232	10	10	0	0	33	10	14	12
5233	4	4	0	0	15	7	6	5
5241	1293	293	1000	0	2782	293	1215	1149

1995 DEVELOPMENT PATTERNS

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5242	276	251	25	0	863	215	259	265
5243	55	55	0	0	149	44	52	67
5244	0	0	0	0	0	0	0	0
5251	117	82	35	0	349	39	164	131
5261	150	0	150	0	420	12	164	150
5262	1096	96	1000	0	2010	129	1532	1152
5271	0	0	0	0	0	0	0	0
5272	1090	90	1000	0	2132	654	1290	939
5273	1169	169	1000	0	2288	185	1098	1031
5274	0	0	0	0	0	0	0	0
5301	20	20	0	0	77	28	27	23
5311	698	663	35	0	2682	845	842	666
5312	598	590	8	0	1949	650	805	581
5321	163	160	3	0	605	160	305	194
5322	370	360	10	0	1458	361	692	439
5331	124	122	0	2	442	146	170	143
5401	685	370	15	300	2401	909	1282	875
5402	471	396	15	60	1755	619	695	569
5411	480	350	30	100	1792	574	694	587
5412	160	160	0	0	586	240	300	188
5421	2	2	0	0	9	3	4	3
5422	293	223	0	70	1207	243	548	361
5431	320	320	0	0	1440	54	599	375
5501	4535	1065	3470	0	11038	1396	9492	5264
5502	2496	788	1630	78	6139	1902	5224	2810
5503	2088	328	1680	80	4433	508	4370	2420
5504	0	0	0	0	0	0	0	0
5511	1249	1135	53	60	5133	1746	2560	1469
5512	704	633	11	60	2902	619	1444	837
5521	643	600	10	33	2557	701	1319	776
5522	1356	818	538	0	4256	1190	2781	1527
5523	359	344	5	10	1424	440	736	423
5524	483	420	15	48	2022	813	991	575
5531	675	600	15	60	2601	1226	1507	876
5532	1002	902	30	70	3899	1138	2055	1187
5601	688	620	50	18	2503	635	1174	769
5602	1158	975	183	0	3939	1156	1973	1330
5603	442	429	13	0	1752	597	754	497
5611	1035	881	63	91	3714	1018	1767	1182
5612	675	635	40	0	2479	398	1152	760
5613	580	500	80	0	1914	346	990	652
5621	1219	976	104	139	4038	965	2250	1203
5622	1607	1317	140	150	5121	1319	2967	1623
5631	1744	1442	52	250	6491	1890	3019	2093
5632	130	130	0	0	390	156	225	152
5633	1594	1254	140	200	5735	1599	2545	1976
5634	1318	1125	43	150	5064	1420	2436	1553
5635	265	130	10	125	954	163	489	330
5636	245	240	5	0	982	257	452	281
5637	497	467	30	0	1964	707	862	578

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

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	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
5641	1299	1116	33	150	5028	1397	2252	1544
5701	830	120	60	650	2172	290	1737	1188
5702	221	221	0	0	884	442	463	261
5711	1542	186	1156	200	3392	371	3227	1824
5712	3702	2012	1690	0	13062	1242	7748	4437
5713	3032	1029	1103	900	9269	1131	6346	3876
5721	2088	100	1680	308	4213	364	4370	2466
5722	2520	1859	560	101	8808	3290	5274	3151
5801	2149	468	1680	0	4428	227	4571	2477
5802	0	0	0	0	0	0	0	0
5803	175	0	175	0	315	14	366	196
5811	1277	975	302	0	4360	941	2495	1559
5812	797	747	50	0	3222	1020	1557	961
5821	641	414	155	72	2134	538	1253	797
5822	699	550	149	0	2443	375	1366	857
5831	273	269	4	0	1326	325	571	346
5832	1014	637	377	0	3613	947	2122	1231
5833	1231	1144	87	0	5295	1551	2405	1521
6001	332	257	75	0	1056	232	597	385
6002	759	660	76	23	2454	534	1364	910
6011	357	273	55	29	1168	187	642	426
6012	513	428	85	0	1621	362	921	619
6021	1463	1198	265	0	4698	991	2629	1761
6031	302	282	20	0	1065	222	543	386
6032	203	66	78	59	492	85	366	246
6033	251	133	105	13	706	153	410	295
6034	175	170	5	0	657	119	312	207
6041	200	155	15	30	615	18	361	246
6042	1062	647	115	300	3257	730	1915	1313
6043	516	492	24	0	1849	681	930	613
6044	1077	587	40	450	3368	768	1942	1380
6051	377	377	0	0	1335	381	682	412
6052	537	417	20	100	2157	602	984	576
6053	0	0	0	0	0	0	0	0
6054	5	0	5	0	11	0	11	7
6061	369	354	15	0	1322	412	665	440
6062	675	420	55	200	2162	672	1236	846
6063	0	0	0	0	0	0	0	0
6071	187	172	15	0	531	97	336	227
6072	195	195	0	0	677	179	350	236
6073	193	183	15	0	807	488	412	223
6074	201	186	15	0	896	153	418	226
6075	0	0	0	0	0	0	0	0
6076	0	0	0	0	0	0	0	0
6077	16	16	0	0	56	2	29	19
6078	0	0	0	0	0	0	0	0
6101	1755	1561	144	50	6404	1666	3650	2099
6111	1795	1678	117	0	6000	1537	4190	2191
6112	472	442	30	0	1605	510	1102	566
6113	0	0	0	0	0	0	0	0

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
6114	317	301	15	0	1161	389	570	394
6115	817	655	87	75	2459	303	1655	1015
6116	651	445	142	64	1852	598	1359	798
6117	412	377	35	0	1434	569	746	499
6121	495	480	15	0	1697	443	892	603
6122	804	644	160	0	2789	836	1450	957
6123	322	312	10	0	1154	329	752	393
6131	683	423	20	240	1794	402	1231	897
6141	882	847	35	0	3119	833	1584	1076
6142	283	273	15	0	961	233	519	546
6151	664	155	509	0	1488	146	1381	746
6152	563	528	35	0	1964	515	1171	687
6153	554	479	75	0	1903	523	1152	667
6154	4	4	0	0	224	0	0	2
6201	2584	1230	1354	0	7357	1953	5483	3069
6202	2641	938	1703	0	6317	1543	5604	3088
6211	3741	1857	1884	0	10419	1692	7938	4467
6212	2487	3	2484	0	4498	203	5277	2771
6213	276	274	2	0	2486	22	586	328
6214	1856	940	916	0	4358	1163	3938	2219
6215	1751	990	510	251	4461	1599	3716	2210
6221	380	130	0	250	1104	125	806	560
6222	2895	155	2740	0	5442	329	6143	3246
6223	1622	1584	38	0	6360	1048	3442	2052
6301	0	0	0	0	0	0	0	0
6311	0	0	0	0	0	0	0	0
6401	524	524	0	0	1834	524	1112	668
6402	1223	1198	25	0	4717	1428	2595	1548
6403	2649	1116	1533	0	6543	1206	5621	3135
6404	0	0	0	0	0	0	0	0
6405	175	175	0	0	613	88	371	223
6406	1455	280	1175	0	3979	338	3088	1664
6411	822	75	747	0	1608	135	1744	903
6412	547	547	0	0	1981	252	1161	697
6413	82	76	6	0	306	114	174	103
6501	660	633	27	0	2208	451	1190	808
6502	889	637	2	250	2370	1086	1603	1146
6503	2041	1301	50	690	6885	1791	4233	2661
6504	1374	1039	40	295	4353	1273	2850	1755
6511	98	98	0	0	399	36	179	117
6512	102	95	7	0	400	77	187	120
6513	250	250	0	0	903	210	519	356
6521	296	293	3	0	1171	272	614	366
6522	785	78	7	700	2005	307	1439	1067
6523	88	88	0	0	352	110	161	104
7001	0	0	0	0	0	0	0	0
7002	177	0	86	91	373	33	366	219
7011	105	20	35	50	245	45	218	132
7012	482	352	130	0	1311	355	1003	561
7021	499	497	2	0	1982	646	1303	649

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7022	671	486	185	0	2304	696	1753	834
7023	561	52	509	0	1130	106	1465	638
7031	288	60	228	0	668	107	752	333
7032	709	442	266	1	2245	502	1852	871
7033	580	0	580	0	1044	46	1515	651
7034	251	250	1	0	1075	355	656	323
7041	146	0	4	142	348	41	324	212
7042	551	470	81	0	1674	377	1223	677
7043	672	669	3	0	2072	475	1491	842
7051	0	0	0	0	0	0	0	0
7052	0	0	0	0	0	0	0	0
7101	1935	1140	795	0	6561	1214	3545	2233
7111	2300	0	1000	1300	4920	457	4214	3010
7112	1730	1730	0	0	6487	1730	3169	2110
7113	0	0	0	0	0	0	0	0
7122	0	0	0	0	0	0	0	0
7121	0	0	0	0	0	0	0	0
7131	480	480	0	0	1800	576	879	587
7132	1477	1362	115	0	5314	1371	2706	1786
7133	1331	1298	33	0	4926	1301	2438	1618
7134	2316	2206	110	0	8471	2656	4243	2811
7201	1669	229	204	1236	3134	603	3058	2319
7202	0	0	0	0	0	0	0	0
7211	0	0	0	0	0	0	0	0
7212	0	0	0	0	0	0	0	0
7301	413	248	165	0	1096	204	757	391
7401	346	254	92	0	1165	302	877	420
7402	563	0	563	0	1013	45	1427	622
7403	529	461	68	0	1873	540	1340	655
7411	586	583	3	0	2084	542	1485	732
7412	612	395	217	0	1626	353	1551	741
7413	51	51	0	0	179	31	129	64
7421	626	282	344	0	1643	375	1598	752
7422	1110	640	470	0	3380	448	2834	1356
7423	939	532	407	0	2893	757	2397	1155
7424	590	515	35	40	2059	638	1506	707
7431	690	549	141	0	2409	791	1833	878
7432	455	370	85	0	1596	514	1208	580
7433	640	530	110	0	2318	698	1700	1083
7434	449	400	49	0	1710	584	1192	577
7435	810	250	560	0	1983	290	2151	959
7441	1013	863	150	0	3330	651	2691	1311
7442	786	276	510	0	1953	248	2088	934
7443	830	672	158	0	2589	705	2204	1057
7444	2055	1550	505	0	6722	1490	5458	2596
7445	940	830	110	0	3435	1113	2497	1209
7451	477	393	84	0	1593	467	1222	583
7452	405	310	95	0	1309	296	1038	507
7453	540	442	98	0	1798	419	1383	682
7454	691	379	312	0	1953	393	1770	841

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1995 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7455	1355	850	505	0	4097	890	3472	1664
7456	1498	1198	300	0	5313	1222	3838	1975
7461	624	467	157	0	2069	578	1657	778
7462	670	634	36	0	2464	764	1717	861
7463	603	477	126	0	2330	759	1545	756
7464	449	421	28	0	1720	579	1150	575
7501	543	395	148	0	1658	332	1237	675
7502	0	0	0	0	0	0	0	0
7503	517	433	84	0	1792	528	1273	651
7504	0	0	0	0	0	0	0	0
7511	514	513	1	0	1321	713	1265	663
7512	896	843	53	0	3366	1100	2206	1157
7521	423	421	2	0	1633	564	1085	547
7522	631	631	0	0	2450	732	1619	915
7531	516	312	204	0	1702	521	1324	634
7532	473	473	0	0	1921	700	1214	613
7533	505	235	270	0	1391	375	1296	599
7534	733	195	538	0	1700	277	1881	859
7535	2314	1905	509	0	7684	2207	5977	2913
7541	1972	1250	722	0	5980	1558	4671	2455
7542	1410	1260	150	0	4969	1992	3315	1922
7551	672	560	112	0	2246	328	1580	861
7552	0	0	0	0	0	0	0	0
7553	944	860	84	0	3290	618	2219	1223
7561	389	389	0	0	1420	591	915	523
7562	666	666	0	0	2429	1012	1566	875
7571	524	470	54	0	1877	521	1345	671
7572	852	793	59	0	3210	980	2196	1094
7601	380	375	5	0	1347	375	843	472
7602	523	477	46	0	1794	429	1161	642
7603	590	486	103	1	1913	513	1369	714
7611	763	760	3	0	2906	836	1993	986
7612	427	194	233	0	1167	331	1115	513
7613	0	0	0	0	0	0	0	0
7614	340	0	340	0	612	27	888	392
7621	534	534	0	0	2035	709	1295	691
7622	382	241	141	0	1192	380	998	384
7623	405	90	315	0	914	124	1059	469
7631	560	377	183	0	1833	335	1430	594
7632	1230	710	520	0	3762	860	3140	1502
7633	799	391	408	0	2321	596	2040	963
7634	189	139	49	0	671	271	459	236
7635	128	128	0	0	518	177	348	166
7641	605	537	68	0	2114	526	1533	751
7642	361	348	13	0	1276	349	915	455
7651	662	657	5	0	2188	493	1678	838
7652	0	0	0	0	0	0	0	0
7661	105	0	105	0	183	8	259	118
7662	730	582	148	0	2424	658	1797	916
7671	418	0	418	0	752	33	1029	468

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RESIDENCE RELATED CHARACTERISTICS

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
7672	1200	0	1200	0	2160	96	2663	1314
7673	46	8	38	0	92	7	117	56
7674	40	40	0	0	140	30	101	50
7675	310	0	310	0	558	25	763	347
7676	0	0	0	0	0	0	0	0
7677	0	0	0	0	0	0	0	0
8001	0	0	0	0	0	0	0	0
8002	0	0	0	0	0	0	0	0
8011	36	18	18	0	96	10	20	45
8012	0	0	0	0	0	0	0	0
8013	45	45	0	0	2083	21	683	57
8021	597	149	448	0	1091	54	900	671
8022	487	295	192	0	1679	127	869	498
8023	17	17	0	0	109	4	30	20
8031	1032	313	719	0	2018	121	1555	1164
8032	0	0	0	0	0	0	0	0
8041	1571	1066	505	0	3004	179	2953	1821
8051	125	125	0	0	438	63	274	157
8052	0	0	0	0	0	0	0	0
8061	468	404	64	0	1602	409	1024	577
8062	1278	492	786	0	3203	378	2796	1483
8071	760	760	0	0	2660	380	1663	955
8072	311	164	7	140	974	229	680	418
8081	134	92	42	0	415	118	293	162
8082	707	587	120	0	2452	937	1547	865
8083	145	145	0	0	509	191	258	193
8101	596	467	129	1	1750	398	1463	702
8102	650	382	268	0	1923	376	1563	745
8111	9	9	0	0	84	2	22	11
8112	833	814	19	0	2356	279	2044	1013
8113	491	468	23	0	1363	259	1205	598
8121	565	486	79	0	1457	191	1324	650
8122	618	457	161	0	1748	282	1449	729
8123	0	0	0	0	0	0	0	0
8131	692	455	237	0	1760	360	1621	814
8132	599	596	3	0	1973	441	1403	726
8133	125	125	0	0	438	71	292	151
8141	492	435	57	0	1365	256	1153	626
8142	698	484	213	1	1807	288	1635	927
8143	40	38	2	0	138	30	54	49
8144	0	0	0	0	0	0	0	0
8151	791	579	210	2	2043	307	1802	897
8152	4	4	0	0	12	4	8	6
8161	1417	643	774	0	3178	293	3229	1557
8162	81	3	78	0	216	8	182	89
8171	514	493	21	0	1362	214	966	606
8172	442	338	104	0	1033	99	1007	508
8201	559	402	157	0	1642	399	1343	681
8202	366	364	2	0	1227	331	879	463
8211	975	438	535	2	2444	433	2342	1148

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APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

DASZ	DWELLING UNITS TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8212	0	0	0	0	0	0	0	0
8221	4	4	0	0	13	2	8	7
8231	613	197	416	0	1389	133	1151	698
8232	481	468	13	0	1604	380	904	597
8233	757	359	398	0	2130	344	1422	878
8234	599	259	326	14	1466	198	1126	699
8241	343	0	343	0	634	27	749	379
8242	936	163	773	0	2092	238	2045	1048
8243	142	30	78	34	263	30	267	175
8244	868	291	418	159	2217	376	1897	1054
8251	0	0	0	0	0	0	0	0
8252	0	0	0	0	0	0	0	0
8261	311	52	29	230	776	138	657	431
8262	661	402	100	159	2067	420	1797	838
8263	689	514	175	0	2466	717	1457	821
8271	203	0	3	200	485	58	429	295
8272	528	480	3	45	2163	733	1116	646
8273	225	2	0	223	900	67	476	309
8281	1868	582	216	1070	5516	909	3949	2537
8282	354	340	14	0	1422	817	748	431
8301	1683	1515	168	0	6362	1528	3558	2048
8311	907	907	0	0	3175	907	1917	1126
8312	2141	1804	336	1	7139	1831	4526	2604
8313	1967	1501	466	0	6843	1538	4159	2356
8321	1229	1119	110	0	4462	1128	2598	1610
8401	0	0	0	0	0	0	0	0
8402	0	0	0	0	0	0	0	0
8411	0	0	0	0	150	0	0	0
8412	312	239	73	0	1862	525	2232	401
8413	0	0	0	0	0	0	0	0
8414	0	0	0	0	0	0	0	0
8415	0	0	0	0	0	0	0	0
8421	5	5	0	0	171	5	11	3
8422	0	0	0	0	90	0	0	0
8423	240	240	0	0	998	175	524	295
8431	784	767	17	0	2887	561	1149	1036
8432	62	62	0	0	231	56	90	83
8433	744	596	148	0	3166	1150	1091	1093
8434	98	84	13	1	814	85	144	128
8441	0	0	0	0	62	0	0	0
8501	760	104	656	0	1701	193	1786	930
8502	494	432	62	0	1464	325	1161	596
8511	111	105	6	0	332	85	261	135
8512	379	339	40	0	917	70	713	438
8513	234	190	44	0	632	80	533	267
8514	107	107	0	0	263	72	251	134
8521	419	389	30	0	1109	185	985	514
8522	373	122	251	0	805	54	853	401
8523	0	0	0	0	100	0	0	0
8524	0	0	0	0	0	0	0	0

A 9921

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX A

RESIDENCE RELATED CHARACTERISTICS

A 9922

	DWELLING UNITS							
DASZ	TOTAL UNITS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOMES	POPULATION	SCHOOL CHILDREN	AUTO OWNERSHIP	EMPLOYED PERSONS
8531	807	673	134	0	2163	354	1763	998
8532	7	3	4	0	112	2	16	3
8533	1	0	0	1	2	0	2	2
8534	387	81	74	232	895	103	727	522
8535	726	429	297	0	2041	350	1586	866
8541	1432	56	1373	3	2558	114	3129	1585
8542	731	532	199	0	2263	468	1597	879
8551	899	660	239	0	2403	362	2113	1069
8552	223	188	35	0	918	219	396	298
8561	874	790	84	0	2308	410	2054	1068
8601	0	0	0	0	0	0	0	0
8611	0	0	0	0	0	0	0	0
TOTL	249134	155165	79847	14122	762101	171477	518599	298213

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
5000	420	100	0	650	1200	70	35	10	350	16	0	0	195	175	3221
5001	275	107	0	650	2700	95	35	90	505	8	0	0	42	275	4782
5002	275	225	0	425	0	130	35	200	805	5	0	0	54	100	2254
5003	260	165	0	450	500	1000	40	70	450	0	0	0	115	130	3180
5004	650	250	35	770	0	900	50	80	900	37	0	0	50	335	4057
5005	340	400	45	685	1000	650	30	138	350	111	0	0	0	700	4449
5006	600	300	75	560	4400	850	30	17	575	68	0	0	100	200	7775
5007	375	150	0	500	400	750	50	100	875	2	0	150	47	300	3699
5008	400	150	0	890	0	500	25	130	400	0	0	0	70	500	3065
5009	269	180	35	500	1200	180	30	101	520	28	0	0	135	675	3853
5010	0	125	0	230	525	0	24	150	0	0	0	0	0	150	1204
5011	300	27	0	400	575	130	20	100	255	0	0	0	0	10	1817
5012	155	175	0	400	0	415	30	70	0	3	0	0	110	110	1468
5013	160	20	0	180	100	210	10	125	0	0	0	0	95	10	910
5014	0	0	30	30	0	612	0	25	0	0	0	0	0	5	702
5015	125	0	25	0	0	210	10	95	0	0	0	0	0	117	582
5101	0	15	0	10	0	45	0	15	5	0	0	0	30	15	135
5102	40	50	0	20	0	89	9	48	0	176	0	0	45	0	477
5103	250	80	0	55	100	180	9	34	65	110	0	0	0	65	948
5104	90	45	25	70	0	90	8	27	36	0	0	0	60	75	526
5105	0	10	5	0	0	60	0	0	0	0	0	0	10	5	90
5111	100	10	20	35	500	70	7	50	10	0	0	0	5	50	857
5112	70	40	29	40	0	90	15	37	30	12	0	0	15	25	403
5121	110	50	11	55	90	350	17	50	80	58	0	0	19	80	970

A 9923

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 9924

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
5122	30	70	10	30	0	85	12	15	40	0	0	0	21	45	358
5131	0	0	15	0	100	0	0	0	0	0	0	0	0	50	165
5132	60	50	19	30	0	91	9	15	30	0	0	0	150	400	854
5141	0	0	77	45	0	10	5	0	25	0	0	0	0	0	162
5142	37	35	19	34	90	72	18	23	35	0	0	0	30	10	403
5143	24	50	10	25	0	24	2	26	25	1	0	0	10	60	257
5151	75	10	5	40	0	140	4	21	15	0	0	0	11	5	326
5152	50	10	0	30	0	60	5	15	15	0	0	0	24	45	254
5161	24	43	0	58	0	300	13	28	50	0	0	0	25	10	551
5162	130	55	19	47	0	170	14	25	0	4	0	0	45	500	1009
5163	47	35	0	10	0	400	8	18	10	23	0	0	65	27	643
5171	100	50	0	34	0	4	0	0	0	0	0	0	0	40	228
5172	180	85	0	145	100	160	3	25	70	296	0	0	35	5	1104
5173	75	58	0	50	0	102	10.	27	16	0	0	0	20	10	364
5201	34	45	5	10	120	40	5	475	0	346	0	0	65	100	1245
5211	0	55	0	30	0	20	4	15	10	0	0	0	10	5	149
5212	14	35	0	34	85	53	6	16	25	26	0	0	80	0	374
5213	50	25	0	0	0	60	1	132	0	62	0	0	380	50	760
5214	24	15	20	10	0	10	0	11	0	0	0	0	2	50	142
5221	30	45	0	5	0	30	2	230	0	0	0	0	30	0	372
5222	0	5	0	25	0	96	0	230	25	413	0	0	30	20	844
5231	0	60	20	10	200	20	5	175	10	0	0	0	20	25	545
5232	30	5	0	0	700	20	12	300	0	7	0	0	25	10	1109
5233	54	20	25	10	0	20	0	65	0	0	0	0	25	0	219
5241	44	0	0	30	40	85	0	43	0	13	0	0	100	32	387

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5242	34	60	0	0	41	34	14	30	10	40	0	0	200	0
												DASZ TOTAL =		463
5243	0	20	5	10	0	17	0	5	0	29	0	0	30	15
												DASZ TOTAL =		131
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		0
5251	27	70	20	60	110	352	31	300	50	96	0	0	396	45
												DASZ TOTAL =		1557
5261	430	175	31	600	2600	558	45	280	505	47	0	0	154	225
												DASZ TOTAL =		5650
5262	35	50	31	35	0	123	76	325	14	42	0	0	180	50
												DASZ TOTAL =		961
5271	127	0	0	0	0	0	0	25	0	0	0	0	0	0
												DASZ TOTAL =		152
5272	150	70	0	50	125	32	9	25	26	0	0	0	19	235
												DASZ TOTAL =		741
5273	500	130	10	155	70	30	2	35	15	0	0	0	30	45
												DASZ TOTAL =		1022
5274	220	75	55	40	430	235	24	395	325	107	0	0	200	150
												DASZ TOTAL =		2256
5301	0	25	0	20	200	73	12	184	5	97	0	0	80	40
												DASZ TOTAL =		736
5311	0	35	0	25	0	70	17	30	0	85	0	0	100	50
												DASZ TOTAL =		412
5312	10	46	0	10	350	40	6	31	20	3	0	0	25	70
												DASZ TOTAL =		611
5321	0	15	20	0	0	20	0	30	0	2483	0	120	30	200
												DASZ TOTAL =		2918
5322	0	30	0	10	0	25	5	31	0	546	0	0	60	100
												DASZ TOTAL =		807
5331	22	20	5	15	0	59	5	25	0	771	10	0	13	40
												DASZ TOTAL =		985
5401	0	45	0	30	0	10	0	25	0	125	0	0	5	50
												DASZ TOTAL =		290
5402	70	25	0	35	80	25	0	0	16	546	2	0	18	10
												DASZ TOTAL =		827
5411	15	20	25	10	200	22	3	10	0	231	0	0	23	10
												DASZ TOTAL =		569
5412	0	0	0	0	70	20	1	36	0	318	0	0	150	0
												DASZ TOTAL =		595
5421	0	30	28	10	0	137	0	28	0	19	0	0	15	5
												DASZ TOTAL =		272
5422	0	20	5	0	300	15	0	14	10	75	0	0	9	65
												DASZ TOTAL =		513
5431	0	20	0	10	400	16	0	10	0	345	22	0	11	57
												DASZ TOTAL =		891
5501	100	100	5	30	200	125	0	0	10	0	0	0	5	0
												DASZ TOTAL =		575
5502	100	45	20	20	550	100	0	15	20	5	0	0	30	0
												DASZ TOTAL =		905

A 9925

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

A 9926

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5503	14	25	0	0	100	28	5	0	0	0	0	0	25	0
												DASZ TOTAL =		197
5504	10	50	0	10	0	10	0	0	5	0	0	0	20	0
												DASZ TOTAL =		105
5511	90	125	14	55	500	260	18	35	60	42	20	0	145	35
												DASZ TOTAL =		1399
5512	72	130	14	50	100	190	13	5	10	13	20	0	31	10
												DASZ TOTAL =		658
5521	11	15	15	10	0	26	0	5	0	67	20	0	30	30
												DASZ TOTAL =		229
5522	15	33	10	20	0	30	5	0	0	54	10	0	15	0
												DASZ TOTAL =		192
5523	35	0	0	10	0	50	7	0	0	25	10	0	28	50
												DASZ TOTAL =		215
5524	60	10	10	35	120	39	7	13	0	201	20	0	11	80
												DASZ TOTAL =		606
5531	15	55	0	20	300	60	4	23	5	1	47	0	55	10
												DASZ TOTAL =		595
5532	80	60	0	25	39	65	14	11	0	0	52	0	20	15
												DASZ TOTAL =		391
5601	24	75	25	50	0	391	5	9	25	27	11	0	23	5
												DASZ TOTAL =		681
5602	15	30	0	20	0	130	6	7	38	17	10	0	40	70
												DASZ TOTAL =		383
5603	14	40	15	25	0	40	5	10	10	0	5	0	16	0
												DASZ TOTAL =		180
5611	66	80	10	82	0	300	12	9	25	13	7	0	90	30
												DASZ TOTAL =		724
5612	70	15	25	33	0	45	6	0	22	15	10	0	15	43
												DASZ TOTAL =		299
5613	57	43	0	39	0	105	16	7	0	42	2	0	85	45
												DASZ TOTAL =		441
5621	98	70	29	30	40	200	15	20	40	0	10	0	60	60
												DASZ TOTAL =		672
5622	48	70	9	71	40	190	26	32	30	35	7.	0	100	45
												DASZ TOTAL =		703
5631	[illegible]	75	15	50	0	135	7	20	40	63	25	0	100	80
												DASZ TOTAL =		692
5632	180	0	0	0	0	15	0	0	0	0	0	0	5	0
												DASZ TOTAL =		200
5633	183	35	5	40	25	140	13	12	25	26	12	0	150	100
												DASZ TOTAL =		766
5634	33	40	0	25	0	100	13	0	46	6	14	0	20	10
												DASZ TOTAL =		307
5635	10	95	0	40	200	215	17	0	35	0	0	0	10	15
												DASZ TOTAL =		637
5636	10	105	0	75	0	250	7	8	10	0	0	0	10	100
												DASZ TOTAL =		575
5637	50	45	5	50	0	165	12	12	15	0	0	0	30	45
												DASZ TOTAL =		429

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
5641	86	65	0	85	110	200	4	10	40	1	15	0	50	110
												DASZ	TOTAL =	776
5701	25	110	0	0	350	10	15	0	20	20	0	0	0	10
												DASZ	TOTAL =	560
5702	30	30	5	0	100	25	0	0	20	0	0	0	0	35
												DASZ	TOTAL =	245
5711	100	15	0	25	200	35	7	0	0	0	0	0	110	45
												DASZ	TOTAL =	537
5712	100	10	0	10	600	70	0	0	25	0	0	0	10	35
												DASZ	TOTAL =	860
5713	100	100	15	30	0	65	0	0	35	42	0	0	24	45
												DASZ	TOTAL =	456
5721	80	15	0	0	300	45	5	0	0	0	0	0	5	20
												DASZ	TOTAL =	470
5722	186	150	5	54	151	185	9	10	39	13	0	0	15	35
												DASZ	TOTAL =	852
5801	100	0	25	10	0	45	0	0	0	788	0	0	15	0
												DASZ	TOTAL =	983
5802	0	125	0	40	100	25	12	0	10	2451	0	0	15	189
												DASZ	TOTAL =	2967
5803	200	0	0	0	0	20	0	0	0	1	0	0	10	0
												DASZ	TOTAL =	231
5811	209	80	16	110	0	229	15	15	50	1	2	0	60	45
												DASZ	TOTAL =	832
5812	127	68	10	60	0	155	2	3	40	2	0	0	27	10
												DASZ	TOTAL =	504
5821	53	80	14	90	0	200	16	14	35	1	2	0	30	0
												DASZ	TOTAL =	535
5822	0	40	9	10	0	50	12	12	0	1	0	0	50	40
												DASZ	TOTAL =	224
5831	20	0	0	23	0	240	12	3	25	0	0	200	19	65
												DASZ	TOTAL =	607
5832	0	25	10	40	0	95	12	2	0	0	0	0	40	45
												DASZ	TOTAL =	269
5833	110	50	24	65	0	280	12	11	60	22	0	0	35	10
												DASZ	TOTAL =	679
6001	27	30	15	30	0	150	38	130	17	55	0	14	60	35
												DASZ	TOTAL =	601
6002	100	300	5	60	0	246	29	83	26	163	2	0	110	200
												DASZ	TOTAL =	1324
6011	95	80	19	40	0	258	8	5	20	0	0	0	95	5
												DASZ	TOTAL =	625
6012	48	50	0	45	130	153	14	23	85	1	0	0	30	0
												DASZ	TOTAL =	579
6021	75	100	18	80	0	280	24	81	94	74	0	0	150	45
												DASZ	TOTAL =	1021
6031	20	135	0	55	130	95	17	22	25	14	3	0	46	10
												DASZ	TOTAL =	572
6032	30	110	0	77	0	54	4	147	35	145	0	10	170	0
												DASZ	TOTAL =	782

A 9927

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
6033	50	150	0	45	0	41	6	10	5	0	0	0	20	0
												DASZ TOTAL =		327
6034	23	15	39	40	0	72	0	24	15	0	0	0	34	0
												DASZ TOTAL =		262
6041	50	30	0	10	0	45	15	35	5	0	0	0	45	40
												DASZ TOTAL =		275
6042	40	85	25	40	0	220	31	45	80	0	10	205	382	0
												DASZ TOTAL =		1163
6043	23	10	0	45	0	60	14	0	59	49	20	0	105	0
												DASZ TOTAL =		390
6044	4	0	5	60	0	160	12	21	35	64	20	0	100	275
												DASZ TOTAL =		756
6051	50	10	15	25	0	44	2	5	30	0	0	0	48	80
												DASZ TOTAL =		309
6052	3	0	0	10	0	25	12	15	25	15	0	0	80	40
												DASZ TOTAL =		225
6053	30	10	0	0	0	10	5	0	0	395	0	0	65	103
												DASZ TOTAL =		618
6054	0	69	10	25	0	24	0	5	10	487	0	0	31	85
												DASZ TOTAL =		746
6061	28	60	25	10	0	52	2	14	20	39	0	0	40	45
												DASZ TOTAL =		335
6062	180	41	0	15	0	59	4	23	25	47	0	0	100	100
												DASZ TOTAL =		594
6063	22	0	0	25	0	10	12	0	15	3814	0	0	33	30
												DASZ TOTAL =		3961
6071	15	10	28	10	0	74	0	18	5	0	0	0	130	40
												DASZ TOTAL =		330
6072	55	44	37	10	0	48	5	35	0	0	3	0	35	5
												DASZ TOTAL =		277
6073	30	85	29	30	0	120	13	102	10	90	0	0	180	250
												DASZ TOTAL =		939
6074	7	41	0	10	380	17	19	191	0	13	0	0	360	130
												DASZ TOTAL =		1168
6075	40	10	10	0	0	10	9	36	5	0	0	0	45	55
												DASZ TOTAL =		220
6076	25	55	0	0	0	21	2	105	5	68	0	0	125	150
												DASZ TOTAL =		556
6077	0	51	0	0	0	10	5	25	40	46	0	0	50	60
												DASZ TOTAL =		287
6078	0	0	0	0	0	4	0	0	26	0	0	0	0	0
												DASZ TOTAL =		30
6101	100	100	25	64	0	160	12	15	93	4	25	0	83	56
												DASZ TOTAL =		736
6111	17	40	10	48	0	65	0	10	40	20	10	0	35	10
												DASZ TOTAL =		305
6112	19	10	0	20	0	50	0	24	10	0	9	0	38	40
												DASZ TOTAL =		220
6113	185	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		185

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	
6114	40	25	10	26	0	30	5	27	0	0	2	0	20	5	DASZ TOTAL = 190
6115	10	15	20	26	0	30	0	5	10	0	6	0	45	80	DASZ TOTAL = 247
6116	24	60	10	50	0	140	9	19	20	15	5	0	50	75	DASZ TOTAL = 477
6117	60	45	0	10	85	40	0	0	0	0	6	0	33	15	DASZ TOTAL = 294
6121	24	10	0	40	0	50	12	0	34	0	20	0	60	50	DASZ TOTAL = 300
6122	95	10	20	20	300	40	0	15	60	0	32	0	75	35	DASZ TOTAL = 702
6123	14	65	0	10	0	29	0	5	20	1	10	0	40	0	DASZ TOTAL = 194
6131	95	45	15	55	0	58	16	8	45	0	17	0	90	0	DASZ TOTAL = 444
6141	70	69	0	18	0	39	13	28	50	1	0	0	150	115	DASZ TOTAL = 553
6142	29	15	0	47	0	57	6	20	10	0	0	0	44	40	DASZ TOTAL = 268
6151	25	40	0	33	0	5	0	0	0	0	0	0	1	60	DASZ TOTAL = 164
6152	27	50	0	46	50	48	0	0	0	0	0	0	30	75	DASZ TOTAL = 326
6153	50	65	35	10	100	24	2	16	26	0	0	0	49	75	DASZ TOTAL = 452
6154	9	0	0	0	705	4	0	0	0	0	0	0	7	0	DASZ TOTAL = 725
6201	36	60	0	20	300	20	0	0	10	0	0	0	49	5	DASZ TOTAL = 500
6202	75	27	15	0	450	30	0	0	20	0	0	0	12	0	DASZ TOTAL = 629
6211	150	30	0	0	0	60	5	20	10	0	0	0	52	20	DASZ TOTAL = 347
6212	215	50	25	60	100	175	5	0	50	0	0	0	14	0	DASZ TOTAL = 694
6213	150	80	25	50	250	35	20	22	40	0	0	0	15	40	DASZ TOTAL = 727
6214	130	68	20	50	0	175	5	5	30	21	0	0	27	0	DASZ TOTAL = 531
6215	145	45	15	40	100	180	5	20	50	512	0	0	0	0	DASZ TOTAL = 1112
6221	30	50	20	25	800	75	1	5	25	0	0	0	24	30	DASZ TOTAL = 1085
6222	180	188	15	85	1054	180	5	35	85	0	0	0	20	20	DASZ TOTAL = 1867
6223	170	55	25	30	0	185	10	15	70	0	0	0	12	0	DASZ TOTAL = 572
6301	175	35	10	25	0	30	0	10	20	0	0	0	10	10	DASZ TOTAL = 325

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX D

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRAC CONS	T.C.U.	DASZ TOTAL =
6311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6401	30	25	20	20	100	40	0	15	10	0	0	0	24	0	284
6402	96	10	5	59	0	57	19	27	10	0	0	0	131	0	414
6403	50	75	20	50	0	50	5	15	71	0	0	0	12	0	348
6404	0	35	0	10	0	24	0	15	5	1916	0	0	11	560	2576
6405	55	40	10	25	0	70	10	5	20	0	0	0	0	35	270
6406	25	10	0	40	0	50	4	5	25	0	0	0	25	0	184
6411	0	65	5	5	0	30	6	15	30	0	0	0	0	0	156
6412	130	30	39	43	0	54	5	0	10	0	0	0	14	0	325
6413	170	100	25	75	500	120	17	15	80	0	0	0	26	85	1213
6501	80	10	15	10	0	50	5	23	5	13	7	0	0	30	248
6502	110	15	0	37	0	120	7	17	15	0	7	0	5	0	333
6503	101	100	32	43	80	230	9	18	50	5	19	16	110	0	813
6504	38	15	17	54	100	180	7	9	10	3	10	0	35	60	538
6511	35	10	0	15	0	20	5	5	0	0	0	0	15	50	155
6512	10	0	0	0	0	10	5	25	5	850	0	0	0	45	950
6513	25	50	0	10	0	40	5	10	0	0	2	0	12	0	154
6521	20	10	0	0	0	50	0	5	5	0	0	0	14	0	104
6522	0	10	0	13	0	37	0	0	0	2097	0	0	0	30	2187
6523	140	0	5	0	0	10	0	0	0	917	0	0	10	20	1102
7001	0	100	21	9	225	30	8	0	0	54	0	0	200	15	662
7002	90	70	6	30	0	596	14	350	35	109	0	0	400	15	1715
7011	44	60	0	0	0	200	26	375	20	181	0	0	460	404	1770
7012	42	60	0	5	0	39	5	50	43	0	0	0	26	50	320
7021	26	68	0	36	0	85	19	55	0	13	0	0	60	0	362

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7022	85	50	0	40	0	60	8	14	10	13	0	0	70	0	350
7023	0	20	0	30	0	20	0	10	0	0	0	0	22	0	102
7031	180	0	0	22	0	4	5	0	0	0	0	0	0	0	211
7032	60	80	20	30	0	102	9	27	24	13	0	0	28	10	403
7033	40	10	0	15	0	20	0	0	5	0	0	0	0	0	90
7034	30	68	26	43	0	102	14	5	0	3	0	0	40	0	331
7041	87	200	30	55	0	400	24	35	120	39	0	0	170	50	1210
7042	70	65	11	35	0	153	13	25	10	13	0	0	50	50	495
7043	30	68	10	45	0	160	17	29	60	0	0	0	70	55	544
7051	25	41	12	0	0	47	10	65	0	13	0	0	130	75	418
7052	41	200	42	40	0	140	10	5	20	15	0	0	33	30	576
7101	25	80	16	33	95	65	0	16	45	0	0	0	40	20	435
7111	30	25	0	10	1200	40	10	10	0	0	0	0	40	15	1380
7112	130	40	15	50	100	65	10	5	0	0	0	0	25	0	440
7113	0	0	0	0	700	0	0	6	0	0	0	0	0	0	706
7121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7131	50	40	0	10	400	30	0	10	0	0	0	0	10	50	600
7132	90	75	0	45	0	80	0	15	0	0	0	0	11	15	331
7133	140	215	15	50	250	160	5	10	15	0	0	0	35	25	920
7134	20	55	15	10	0	30	5	5	5	0	0	0	30	25	200
7201	0	57	0	30	400	47	27	24	0	0	0	0	41	55	681
7202	20	45	0	0	0	25	10	5	0	0	0	0	40	0	145
7211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7301	0	0	4	0	0	10	0	0	0	0	0	0	0	0	14
7401	37	53	11	26	0	120	8	22	0	0	0	0	41	30	348
7402	40	60	0	45	0	142	5	5	43	1	0	0	0	15	356
7403	85	155	0	80	0	190	33	18	91	1	0	0	100	35	788
7411	40	70	20	45	0	85	7	20	45	26	0	0	38	0	396
7412	45	60	12	51	100	129	17	10	15	0	0	0	45	0	484
7413	25	57	15	36	0	100	0	25	34	0	0	0	29	25	346
7421	91	65	20	24	0	50	7	21	22	0	0	0	24	0	324
7422	54	80	10	50	0	150	17	0	100	0	0	0	36	0	497
7423	57	58	0	39	0	60	12	15	0	1	0	0	24	80	346
7424	57	68	12	30	0	110	14	14	5	1	0	0	45	0	356
7431	56	60	14	28	0	70	1	21	0	1	0	0	16	10	277
7432	104	85	10	65	180	178	6	6	45	1	0	0	26	0	706
7433	80	30	0	20	0	40	5	5	0	1	0	0	10	25	216
7434	34	57	17	20	0	40	0	7	0	1	0	0	41	15	232
7435	100	90	20	46	0	125	10	5	0	0	0	0	0	0	396
7441	20	35	0	30	0	75	0	0	35	0	0	0	50	0	245
7442	0	45	0	15	0	20	0	8	0	0	0	0	20	35	143
7443	26	65	20	5	0	60	5	0	25	13	0	0	10	0	229
7444	0	40	0	15	200	30	0	10	0	0	0	0	25	45	365
7445	150	120	22	41	0	140	12	9	40	0	0	0	35	50	619
7451	20	69	0	28	0	50	0	11	0	0	0	0	23	0	201
7452	54	90	20	85	0	45	10	0	0	0	0	0	24	10	338
7453	0	20	0	30	0	70	0	5	0	0	0	0	35	20	180
7454	50	10	12	10	0	30	16	0	0	0	0	0	45	30	203

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX H

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7455	110	100	10	60	0	50	10	5	0	0	0	0	20	40	405
7456	0	60	0	25	300	50	5	20	0	0	0	0	16	0	476
7461	49	30	14	29	0	53	0	13	0	0	0	0	40	0	227
7462	38	80	0	34	0	60	18	14	61	13	0	0	34	0	352
7463	115	130	27	48	0	100	33	0	30	13	0	0	32	161	690
7464	82	60	15	34	0	40	4	8	22	12	0	0	40	0	317
7501	81	69	0	28	0	100	12	5	40	0	0	0	150	5	490
7502	150	0	0	0	0	10	0	0	0	0	0	0	0	0	160
7503	30	100	20	45	0	150	3	10	30	0	0	0	48	10	446
7504	20	50	0	20	90	35	5	21	5	2	0	0	22	19	289
7511	82	73	0	30	0	85	7	15	50	0	0	0	34	0	376
7512	92	80	0	38	0	215	12	16	158	2	0	0	20	0	633
7521	155	100	10	80	300	250	24	0	25	13	0	0	16	60	1033
7522	80	33	18	20	0	30	8	19	27	0	0	0	100	20	355
7531	28	41	15	40	0	165	12	5	30	0	0	0	48	0	384
7532	80	70	0	20	0	40	12	0	64	23	0	0	25	10	344
7533	150	50	5	80	0	240	10	15	250	0	0	0	10	0	810
7534	40	65	5	20	0	50	0	0	10	13	0	0	20	20	243
7535	20	45	0	10	0	40	0	0	0	0	0	0	14	55	184
7541	0	30	10	60	0	44	0	10	20	0	0	0	16	35	225
7542	40	30	5	25	0	150	10	0	0	0	0	0	20	15	295
7551	0	85	0	15	0	44	0	5	0	0	0	0	20	15	184
7552	200	0	0	16	0	9	0	0	0	0	0	0	0	0	225
7553	150	100	0	28	0	42	11	11	0	0	0	0	15	70	427
7561	49	15	0	5	0	50	0	0	10	0	0	0	30	0	159

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
7562	0	65	0	65	0	34	7	0	10	0	0	0	20	0	201
7571	107	50	13	35	0	130	4	5	46	13	0	0	20	10	433
7572	47	60	0	35	[illegible]	125	19	7	31	24	0	0	13	60	421
7601	94	70	19	56	400	135	15	15	62	24	0	0	30	20	940
7602	93	45	14	33	0	130	13	16	120	24	0	0	240	15	743
7603	69	65	40	30	0	140	8	11	35	12	0	0	40	13	463
7611	60	55	0	60	0	320	0	5	42	26	0	0	77	0	645
7612	77	50	0	20	0	80	0	20	40	0	0	0	26	0	313
7613	200	0	0	0	0	5	0	0	0	0	0	0	0	0	205
7614	34	25	0	20	0	70	12	0	50	0	0	0	22	15	248
7621	64	65	0	27	0	61	17	17	40	0	0	0	22	30	343
7622	117	155	12	36	0	49	0	10	0	1	0	0	45	0	425
7623	54	25	5	20	0	64	5	13	0	0	0	0	24	0	210
7631	37	60	0	33	0	70	0	14	35	13	0	0	75	20	357
7632	56	50	0	21	0	60	7	12	20	25	0	0	50	0	301
7633	40	10	0	33	0	50	0	0	0	0	0	0	26	0	159
7634	40	65	0	43	0	80	5	8	0	0	0	0	50	0	291
7635	203	0	0	0	0	10	0	0	11	0	0	0	35	0	259
7641	51	75	37	34	0	130	26	10	42	8	0	20	20	50	503
7642	95	70	23	60	0	151	16	27	90	13	0	0	100	50	695
7651	107	118	0	84	0	155	17	17	20	0	0	0	122	100	740
7652	30	25	19	45	0	225	5	5	180	0	0	0	30	0	564
7661	30	25	0	35	0	50	0	0	10	0	0	0	20	0	170
7662	140	50	2	80	0	85	18	18	35	0	0	0	50	22	500
7671	0	45	0	25	0	60	0	0	0	0	0	0	140	0	270

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.
7672	40	95	15	75	0	1401	20	35	130	0	0	0	0	400
												DASZ TOTAL =		2211
7673	214	140	0	40	0	100	17	10	550	0	0	0	20	200
												DASZ TOTAL =		1291
7674	24	0	0	0	0	0	0	0	0	0	0	0	0	0
												DASZ TOTAL =		24
7675	51	10	0	35	0	40	0	0	0	1	0	0	0	0
												DASZ TOTAL =		137
7676	24	70	7	100	0	1500	15	15	150	0	0	0	0	160
												DASZ TOTAL =		2041
7677	59	0	0	0	0	10	0	8	0	0	0	0	0	0
												DASZ TOTAL =		77
8001	280	62	24	50	0	239	0	95	0	0	0	0	30	100
												DASZ TOTAL =		880
8002	21	3	0	0	0	90	11	15	0	0	0	0	0	0
												DASZ TOTAL =		140
8011	2446	0	0	0	500	13	0	5	0	14	0	0	0	0
												DASZ TOTAL =		2978
8012	0	35	4	0	400	0	1	25	0	0	0	0	50	0
												DASZ TOTAL =		515
8013	8	0	0	0	0	4	11	0	0	0	0	0	0	0
												DASZ TOTAL =		23
8021	120	100	34	50	500	291	38	21	50	17	0	0	22	35
												DASZ TOTAL =		1278
8022	85	75	0	43	400	299	7	60	50	1	0	0	22	0
												DASZ TOTAL =		1042
8023	430	50	0	43	0	54	0	5	150	0	0	0	24	0
												DASZ TOTAL =		756
8031	1350	42	0	30	0	212	17	30	70	197	0	0	80	0
												DASZ TOTAL =		2028
8032	103	70	0	0	0	20	0	5	0	0	0	0	0	0
												DASZ TOTAL =		198
8041	290	190	39	68	500	470	48	340	350	32	0	0	130	40
												DASZ TOTAL =		2497
8051	540	25	3	20	0	42	0	10	20	0	0	0	180	50
												DASZ TOTAL =		890
8052	20	10	0	35	85	20	5	0	0	0	0	0	10	50
												DASZ TOTAL =		235
8061	40	100	22	47	0	126	21	19	50	90	0	0	25	45
												DASZ TOTAL =		585
8062	100	80	25	108	800	100	10	29	40	39	0	0	70	60
												DASZ TOTAL =		1461
8071	20	85	0	0	0	30	0	10	0	0	0	0	30	35
												DASZ TOTAL =		210
8072	10	15	15	30	0	46	16	0	38	0	0	0	12	60
												DASZ TOTAL =		242
8081	0	40	0	20	0	45	7	20	0	0	0	0	18	0
												DASZ TOTAL =		150
8082	20	10	5	0	0	154	5	10	10	0	0	0	20	70
												DASZ TOTAL =		304

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8083	0	70	20	0	80	30	0	90	36	50	0	0	0	60	436
8101	139	60	10	60	0	78	13	22	70	1	0	0	50	25	528
8102	46	15	0	50	0	79	34	35	50	1	0	0	38	15	363
8111	660	30	10	11	2000	20	0	30	0	0	0	0	0	18	2779
8112	160	100	19	84	0	155	7	10	30	13	0	0	31	0	609
8113	50	68	20	34	0	82	5	50	61	0	0	0	25	30	425
8121	50	56	0	55	0	100	12	12	50	0	0	0	50	0	385
8122	10	10	26	42	0	65	0	16	70	25	0	0	23	50	337
8123	20	40	0	35	0	101	0	15	20	0	0	0	30	0	261
8131	85	100	37	116	500	350	23	59	100	0	0	0	52	0	1422
8132	134	230	24	70	0	99	5	48	88	13	0	0	200	30	941
8133	30	20	20	30	0	30	0	10	10	0	0	0	10	32	192
8141	117	150	14	56	0	300	9	100	200	6	0	0	25	0	977
8142	100	125	14	47	0	85	4	30	60	0	0	0	50	0	515
8143	29	50	10	20	0	10	5	20	0	0	0	0	14	42	200
8144	0	10	0	21	0	200	0	0	60	0	0	0	4	0	295
8151	400	250	44	200	2810	350	36	130	1400	71	0	0	130	38	5859
8152	190	300	20	80	400	100	10	15	80	0	0	0	30	50	1275
8161	450	325	49	150	50	604	23	161	593	403	0	0	200	150	3158
8162	87	110	25	80	0	239	8	13	75	0	0	0	26	0	663
8171	146	150	40	125	0	263	11	43	175	13	0	0	50	61	1077
8172	56	70	26	49	0	100	14	10	50	0	0	0	41	0	416
8201	128	200	28	69	0	134	12	160	465	0	0	0	126	0	1321
8202	27	50	10	45	0	51	5	35	60	13	0	4	40	22	362
8211	149	70	27	40	0	298	19	90	160	9	0	0	35	0	897

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8212	0	49	0	10	0	30	5	10	20	0	0	0	20	0	144
8221	44	1	207	11	600	0	0	0	0	0	0	0	60	70	993
8231	84	80	14	44	0	108	38	24	55	0	0	0	100	10	557
8232	50	70	46	30	0	192	14	50	38	0	0	0	28	80	598
8233	70	130	33	50	0	300	10	22	100	16	0	0	100	15	846
8234	55	120	24	70	0	225	37	36	100	22	0	16	310	32	1047
8241	77	30	25	20	0	25	0	10	20	0	0	0	42	0	249
8242	13	65	15	36	0	71	7	28	40	0	0	0	20	0	295
8243	83	135	36	84	0	280	29	16	65	13	0	0	50	25	816
8244	33	60	20	38	0	59	4	5	35	7	0	0	484	50	795
8251	0	0	0	0	150	4	0	0	0	0	0	0	0	0	154
8252	30	100	15	25	0	61	11	5	10	0	0	0	15	0	272
8261	47	80	0	100	0	208	10	130	48	18	0	0	470	175	1286
8262	23	40	24	45	0	120	20	0	44	0	0	0	55	0	371
8263	90	50	0	34	0	82	14	15	10	0	0	0	35	0	330
8271	40	90	0	40	0	50	14	6	0	0	0	0	35	0	275
8272	47	104	0	22	0	30	2	27	0	14	0	0	40	33	319
8273	55	30	0	36	450	25	0	5	10	1473	0	0	21	45	2150
8281	33	40	20	50	0	75	0	10	0	0	0	0	35	70	333
8282	45	109	15	44	0	200	6	19	0	1	0	0	10	50	499
8301	35	10	0	35	0	20	0	0	0	0	0	0	12	90	202
8311	51	30	0	49	0	50	0	6	50	1	0	0	28	15	280
8312	160	160	15	60	200	50	0	15	20	0	0	0	16	0	696
8313	20	25	0	20	600	40	0	20	0	0	0	0	0	0	725
8321	60	50	10	54	700	31	0	0	20	243	0	0	16	50	1234

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A 9938

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX B

EMPLOYMENT BY S.I.C. CATEGORY

DASZ	PROFESS. SERVICES	MISC BUSINESS SERVICES	REC. SERVICES	PER. SERVICES	GOVT.	RETAIL TRADE	REPAIR SERVICES	WSHL. TRADE	F.I.R.E.	MANUF.	AGRIC.	MINING	CONTRACT CONST.	T.C.U.	DASZ TOTAL =
8401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8402	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15
8411	43	0	0	0	8563	7	0	0	0	0	0	0	0	0	8613
8412	61	0	0	0	0	4	0	0	0	0	0	0	0	60	125
8413	0	0	0	30	700	11	0	4	0	0	0	0	0	650	1395
8414	0	0	0	0	325	0	0	0	0	0	0	0	0	0	325
8415	0	0	0	0	0	0	0	0	0	151	0	0	0	0	151
8421	96	0	0	0	2000	0	0	0	0	0	0	0	0	0	2096
8422	1385	0	0	15	0	17	0	0	0	0	0	0	10	0	1427
8423	10	0	0	0	0	0	12	0	0	0	0	0	25	0	47
8431	0	0	0	50	0	0	0	0	0	0	0	0	0	0	50
8432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8433	91	0	0	35	0	10	0	4	0	0	0	0	0	0	140
8434	49	4762	0	0	4578	3	0	0	0	0	0	0	0	40	9432
8441	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14
8501	40	75	0	40	0	80	4	26	0	0	0	0	20	45	330
8502	107	85	41	34	0	53	0	6	50	3	0	0	15	10	404
8511	50	61	0	30	0	28	7	0	20	0	0	0	0	0	196
8512	137	100	46	125	0	283	3	11	90	26	0	20	10	0	851
8513	68	40	0	55	0	151	3	0	20	13	0	0	10	65	425
8514	17	15	0	40	0	33	0	22	3	0	0	0	0	0	130
8521	54	69	24	42	0	32	0	0	100	0	0	0	20	0	341
8522	133	95	10	70	0	350	13	82	300	100	0	25	150	200	1528
8523	40	44	9	60	0	480	7	24	100	0	0	0	30	20	814
8524	205	0	0	0	0	4	0	0	0	0	0	0	0	0	209

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                                       1995 DEVELOPMENT PATTERNS

                                          1995 ALLOCATIONS

                                             APPENDIX B

                                   EMPLOYMENT BY S.I.C. CATEGORY

             MISC
DASZ PROFESS. BUSINESS   REC.     PER.                 RETAIL  REPAIR      WSHL.                                              CONTRACT
     SERVICES SERVICES SERVICES SERVICES      GOVT.     TRADE SERVICES     TRADE  F.I.R.E.    MANUF.    AGRIC.    MINING    CONST.      T.C.U.
8531       76      100       38      100          0       176       30        74        80        25         0         0       100          75
                                                                                                                    DASZ TOTAL =         874
8532        0       50       28       20          0        60        0        34         0         0         0         0        29           0
                                                                                                                    DASZ TOTAL =         221
8533       40       20        0        0          0       280        0         2         0         0         0         0         6           0
                                                                                                                    DASZ TOTAL =         348
8534       62      100        0      140          0       214       30        50        61        64         0         0       200           0
                                                                                                                    DASZ TOTAL =         921
8535      130       64        0       40          0        80       12        16        15         0         0         0        50           0
                                                                                                                    DASZ TOTAL =         407
8541      115      524       20       85          0       298       16        25       102       183         0         0        19           0
                                                                                                                    DASZ TOTAL =        1387
8542       61       55       20       55          0        50        2         0        66         0         0         0        10           0
                                                                                                                    DASZ TOTAL =         319
8551       68       39        0       55          0        81       12        24        35        26         0         0        35           0
                                                                                                                    DASZ TOTAL =         375
8552       30        0       10       15          0        39        0         0        20         0         0         0        15          50
                                                                                                                    DASZ TOTAL =         179
8561       81       85       22      105          0        94       27        75         0         4         0         0        21          15
                                                                                                                    DASZ TOTAL =         529
8601        0        0        0        0          0         0        0         0         0       151         0         0         0           0
                                                                                                                    DASZ TOTAL =         151
8611        0        0        0        0        100         0        0         0         0       856         0         0         0           0
                                                                                                                    DASZ TOTAL =         956

TOTL    35950    28658     4250    21200      62490     46519     3542     12366     20405     28985       610       800     19525       18560
                                                                                                                   GRAND TOTAL =      303960
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A 9939

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A 0966

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
5000	0	6	0	2	0	0	0	6	0	0	0	3	0	6
												DASZ TOTAL =		23
5001	0	2	0	1	0	0	0	8	0	0	0	4	0	5
												DASZ TOTAL =		20
5002	0	0	0	2	0	0	0	13	0	0	0	2	0	6
												DASZ TOTAL =		23
5003	0	0	0	1	0	0	0	7	0	0	0	2	0	4
												DASZ TOTAL =		14
5004	0	0	0	0	0	0	0	8	0	0	0	3	0	3
												DASZ TOTAL =		14
5005	0	7	0	3	0	0	0	5	0	0	0	4	0	6
												DASZ TOTAL =		25
5006	0	0	0	1	0	0	0	2	0	0	0	7	0	3
												DASZ TOTAL =		13
5007	0	0	0	2	0	0	0	8	0	0	0	0	0	3
												DASZ TOTAL =		13
5008	0	0	0	1	0	0	0	18	0	0	0	0	0	6
												DASZ TOTAL =		25
5009	0	3	0	3	0	0	0	11	0	0	0	1	0	7
												DASZ TOTAL =		25
5010	0	0	0	0	0	0	0	0	0	5	0	0	0	1
												DASZ TOTAL =		6
5011	0	0	0	0	0	0	0	0	1	2	0	6	2	1
												DASZ TOTAL =		12
5012	0	0	0	0	0	0	0	2	0	2	0	0	0	0
												DASZ TOTAL =		4
5013	0	2	0	1	0	0	0	2	0	3	0	0	0	2
												DASZ TOTAL =		10
5014	0	1	0	1	0	0	0	1	1	0	0	0	0	1
												DASZ TOTAL =		5
5015	0	0	0	0	0	0	0	0	0	4	0	0	0	3
												DASZ TOTAL =		7
5101	0	5	0	4	0	0	0	2	1	2	0	0	0	1
												DASZ TOTAL =		15
5102	0	34	0	4	0	0	0	7	3	12	0	0	0	15
												DASZ TOTAL =		75
5103	0	33	0	7	0	0	0	16	0	0	0	4	4	16
												DASZ TOTAL =		80
5104	0	82	0	16	0	0	1	13	0	0	0	0	0	28
												DASZ TOTAL =		140
5105	0	13	0	1	0	0	0	2	0	0	0	0	0	4
												DASZ TOTAL =		20
5111	0	56	0	2	0	0	1	9	2	17	0	9	0	24
												DASZ TOTAL =		120
5112	0	87	0	2	0	0	1	11	0	0	4	3	12	30
												DASZ TOTAL =		150
5121	0	140	0	16	0	0	0	23	0	39	3	9	34	66
												DASZ TOTAL =		330

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
5122	0	15	0	2	0	0	0	3	2	0	0	0	0	6	DASZ TOTAL = 28
5131	0	4	0	1	0	0	0	0	0	0	0	0	139	16	DASZ TOTAL = 160
5132	0	59	0	19	0	0	0	11	0	0	0	0	0	23	DASZ TOTAL = 112
5141	0	1	0	0	0	0	0	139	0	0	0	0	40	20	DASZ TOTAL = 200
5142	0	17	0	2	0	0	3	12	0	0	0	0	0	6	DASZ TOTAL = 40
5143	0	99	0	2	0	0	2	4	0	0	0	4	17	32	DASZ TOTAL = 160
5151	0	104	0	0	0	12	0	9	0	0	8	6	46	45	DASZ TOTAL = 230
5152	0	207	0	2	0	7	12	6	0	0	0	0	54	72	DASZ TOTAL = 360
5161	0	33	0	2	0	1	0	17	0	0	0	0	0	12	DASZ TOTAL = 65
5162	0	44	0	4	0	0	0	12	3	9	0	0	0	18	DASZ TOTAL = 90
5163	0	6	0	3	0	0	0	11	0	0	0	0	1	4	DASZ TOTAL = 25
5171	0	1	0	5	0	0	0	1	0	0	10	5	0	2	DASZ TOTAL = 24
5172	0	51	0	19	0	0	0	17	0	0	0	3	0	30	DASZ TOTAL = 120
5173	0	67	0	13	0	0	0	4	0	0	1	7	0	23	DASZ TOTAL = 115
5201	0	84	0	1	0	0	0	0	156	74	0	0	0	35	DASZ TOTAL = 350
5211	0	44	0	1	0	0	0	3	0	0	0	0	0	12	DASZ TOTAL = 60
5212	0	50	0	4	0	0	0	5	0	0	0	1	0	15	DASZ TOTAL = 75
5213	0	20	0	1	0	0	0	11	2	18	2	2	0	14	DASZ TOTAL = 70
5214	0	9	0	0	0	0	10	2	0	0	0	0	0	9	DASZ TOTAL = 30
5221	0	0	0	0	0	0	0	1	6	8	0	0	0	1	DASZ TOTAL = 16
5222	0	4	0	0	0	0	0	9	12	17	0	0	10	13	DASZ TOTAL = 65
5231	0	0	0	0	0	0	0	0	16	11	0	0	0	3	DASZ TOTAL = 30
5232	0	2	1	0	0	0	0	0	26	39	0	0	0	7	DASZ TOTAL = 75
5233	0	1	0	0	0	0	0	0	7	5	0	0	0	2	DASZ TOTAL = 15
5241	0	60	0	1	0	0	0	0	1	10	0	0	0	13	DASZ TOTAL = 85

A 9941

A 9942

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
5242	0	50	0	2	0	0	16	36	16	36	5	47	0	52	DASZ TOTAL = 260
5243	0	12	0	0	0	0	0	2	1	1	0	0	0	4	DASZ TOTAL = 20
5244	0	0	0	0	0	0	0	0	0	0	0	0	0	16	DASZ TOTAL = 16
5251	0	13	0	2	0	0	0	11	20	38	0	0	0	21	DASZ TOTAL = 105
5261	0	17	0	8	0	0	0	0	3	18	0	20	0	18	DASZ TOTAL = 84
5262	0	16	0	2	0	0	0	13	2	14	0	0	6	17	DASZ TOTAL = 70
5271	0	0	0	0	0	0	0	0	0	0	1	4	0	1	DASZ TOTAL = 6
5272	0	25	0	8	0	0	0	5	0	0	0	2	0	10	DASZ TOTAL = 50
5273	0	42	0	3	0	0	1	12	1	5	0	7	10	14	DASZ TOTAL = 95
5274	0	1	0	0	0	0	0	0	4	20	0	0	0	3	DASZ TOTAL = 28
5301	0	51	1	0	0	0	21	83	38	9	61	6	135	45	DASZ TOTAL = 450
5311	0	120	0	2	0	0	1	11	0	46	0	0	4	46	DASZ TOTAL = 230
5312	0	129	0	0	0	0	0	12	5	19	12	11	0	47	DASZ TOTAL = 235
5321	250	50	0	0	0	0	0	0	0	240	0	0	0	60	DASZ TOTAL = 600
5322	300	100	0	0	0	0	0	0	0	50	0	0	0	50	DASZ TOTAL = 500
5331	223	39	0	0	0	0	0	0	0	174	0	0	261	173	DASZ TOTAL = 870
5401	110	121	0	1	0	28	0	0	0	0	0	0	60	80	DASZ TOTAL = 400
5402	172	142	0	1	0	5	0	0	378	22	0	0	240	240	DASZ TOTAL = 1200
5411	416	131	0	4	0	9	48	32	0	0	0	0	0	160	DASZ TOTAL = 800
5412	349	41	0	0	0	0	0	30	30	30	0	0	0	120	DASZ TOTAL = 600
5421	0	1	0	0	0	0	53	10	849	213	0	0	0	124	DASZ TOTAL = 1250
5422	610	57	0	0	0	8	43	2	0	0	0	0	0	180	DASZ TOTAL = 900
5431	1410	90	0	0	0	0	98	2	0	0	0	0	0	400	DASZ TOTAL = 2000
5501	4024	265	0	310	0	0	303	8	0	0	302	3	0	234	DASZ TOTAL = 6225
5502	363	229	0	150	0	8	41	9	0	0	34	16	0	150	DASZ TOTAL = 1000

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
5503	550	108	0	150	0	6	52	69	0	0	0	0	0	165	1100
5504	4050	0	0	0	0	0	268	2	0	0	269	1	0	810	5400
5511	548	351	0	7	0	4	32	33	0	0	47	19	0	250	1300
5512	0	175	0	5	0	2	2	14	0	0	53	13	0	66	330
5521	275	172	0	1	0	2	26	4	0	0	0	0	0	120	600
5522	25	227	0	48	0	0	0	0	0	0	0	0	20	80	400
5523	144	118	0	0	0	0	12	12	0	0	0	0	95	94	475
5524	238	149	0	1	0	3	36	5	0	0	0	0	164	164	920
5531	900	295	0	1	0	4	72	8	0	0	0	0	0	320	1600
5532	648	542	0	6	0	4	74	6	0	0	0	0	0	320	1600
5601	0	163	0	5	0	2	1	24	0	5	0	0	0	50	250
5602	0	224	0	16	0	0	10	10	0	0	0	0	60	80	400
5603	0	105	0	0	0	0	2	5	0	0	0	0	8	30	150
5611	0	199	0	5	0	9	0	24	0	0	0	3	0	50	300
5612	0	146	0	4	0	0	5	6	0	0	8	5	25	50	250
5613	0	98	0	9	0	0	0	7	0	0	0	3	21	35	175
5621	26	254	0	13	0	13	22	23	0	0	3	6	0	90	450
5622	0	326	0	12	0	12	35	35	0	0	0	0	140	140	700
5631	315	462	0	8	0	15	130	30	0	0	0	0	0	240	1200
5632	0	28	0	0	0	0	0	0	0	0	11	11	0	5	55
5633	65	361	0	18	0	11	16	17	0	0	22	10	0	130	650
5634	28	284	0	8	0	5	17	16	0	0	16	16	130	130	650
5635	0	40	0	3	0	11	0	2	0	0	0	0	16	8	80
5636	0	77	0	0	0	0	0	3	0	0	0	0	0	20	100
5637	28	140	0	5	0	0	0	11	0	0	0	0	0	46	230

A 9943

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A 9944

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
5641	160	346	0	5	0	7	0	14	19	2	0	7	0	140
												DASZ	TOTAL =	700
5701	1088	34	0	5	0	65	68	7	0	0	0	0	0	223
												DASZ	TOTAL =	1490
5702	0	45	0	0	0	0	9	1	27	3	0	0	0	15
												DASZ	TOTAL =	100
5711	15	50	0	105	0	13	18	18	15	58	0	0	0	73
												DASZ	TOTAL =	365
5712	0	413	0	150	0	0	58	4	16	296	46	17	0	250
												DASZ	TOTAL =	1250
5713	220	256	0	100	0	90	50	6	83	83	0	0	0	222
												DASZ	TOTAL =	1110
5721	365	25	0	150	0	30	36	2	0	0	0	0	0	152
												DASZ	TOTAL =	760
5722	0	495	0	50	0	10	70	13	0	0	56	37	9	185
												DASZ	TOTAL =	925
5801	245	110	0	150	0	0	0	0	0	0	0	0	0	90
												DASZ	TOTAL =	595
5802	212	0	0	0	0	0	28	525	0	0	0	0	0	85
												DASZ	TOTAL =	850
5803	0	0	0	16	0	0	4	1	0	0	9	28	0	7
												DASZ	TOTAL =	65
5811	0	198	0	29	0	0	23	21	0	0	4	14	0	72
												DASZ	TOTAL =	360
5812	0	149	0	7	0	0	0	10	0	0	0	18	0	46
												DASZ	TOTAL =	230
5821	0	115	0	19	0	2	20	17	4	11	0	0	112	75
												DASZ	TOTAL =	375
5822	0	120	0	15	0	0	12	12	0	0	0	0	90	51
												DASZ	TOTAL =	300
5831	0	57	0	0	0	0	42	14	90	60	54	2	0	56
												DASZ	TOTAL =	375
5832	0	139	0	34	0	0	27	9	37	24	7	11	0	72
												DASZ	TOTAL =	360
5833	0	215	0	9	0	0	14	20	5	2	0	3	0	67
												DASZ	TOTAL =	335
6001	0	51	0	6	0	0	4	20	4	20	0	0	0	35
												DASZ	TOTAL =	140
6002	0	135	0	9	0	1	4	25	17	41	0	0	2	58
												DASZ	TOTAL =	290
6011	0	65	0	4	0	3	7	23	0	3	9	6	0	30
												DASZ	TOTAL =	150
6012	0	86	0	7	0	0	0	12	0	15	0	0	0	30
												DASZ	TOTAL =	150
6021	0	241	0	19	0	0	0	20	28	12	0	0	0	80
												DASZ	TOTAL =	400
6031	0	58	0	1	0	0	0	16	0	5	0	0	6	22
												DASZ	TOTAL =	108
6032	0	26	0	7	0	8	0	4	2	21	0	0	0	12
												DASZ	TOTAL =	80

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
6033	0	29	0	10	0	0	0	12	0	0	3	5	5	16	80
6034	0	66	0	0	0	0	0	5	0	0	4	1	9	10	95
6041	0	35	0	3	0	2	18	7	12	3	0	0	0	20	100
6042	0	208	0	3	0	23	31	47	42	62	0	0	0	104	520
6043	0	141	0	2	0	0	0	9	0	0	0	0	0	38	190
6044	70	179	0	4	0	47	3	17	0	0	0	0	0	80	400
6051	50	111	0	0	0	0	12	11	0	0	0	0	0	46	230
6052	200	109	0	3	0	8	0	0	358	2	0	0	0	120	800
6053	0	0	0	0	0	0	0	0	459	115	0	0	0	101	675
6054	0	0	0	0	0	0	10	4	246	20	0	0	0	50	330
6061	0	111	0	2	0	0	0	7	1	6	0	0	0	23	150
6062	203	109	0	6	0	18	0	0	352	18	0	9	0	125	840
6063	0	0	0	0	0	0	0	0	414	153	0	0	0	63	630
6071	0	34	0	1	0	0	15	10	0	0	0	0	0	15	75
6072	0	48	0	0	0	0	0	2	0	10	0	25	0	15	100
6073	0	44	0	0	0	0	0	0	92	40	0	0	0	44	220
6074	0	50	0	1	0	0	0	0	122	99	0	0	17	51	340
6075	0	0	0	0	0	0	0	0	227	12	0	0	0	26	265
6076	0	0	0	0	0	0	0	0	18	18	0	0	0	4	40
6077	0	8	0	0	0	0	28	13	0	0	18	3	56	14	140
6078	0	0	0	0	0	0	0	44	24	0	0	0	0	12	80
6101	0	424	0	12	0	4	16	24	0	0	0	0	160	160	800
6111	0	371	0	11	0	0	0	8	0	0	0	0	130	130	650
6112	0	148	0	3	0	0	16	6	0	0	0	2	5	45	225
6113	0	0	0	0	0	0	0	0	0	0	14	14	0	2	30

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A 9946

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
6114	0	67	0	1	0	0	0	0	0	0	0	0	0	17
												DASZ	TOTAL =	85
6115	0	140	0	6	0	4	4	6	0	0	0	0	0	40
												DASZ	TOTAL =	200
6116	0	106	0	13	0	3	0	12	0	0	0	4	46	46
												DASZ	TOTAL =	230
6117	0	87	0	3	0	0	0	0	0	0	3	3	4	25
												DASZ	TOTAL =	125
6121	240	179	0	1	0	0	287	8	220	0	0	0	0	165
												DASZ	TOTAL =	1100
6122	203	278	0	13	0	0	13	6	0	0	0	6	0	106
												DASZ	TOTAL =	625
6123	40	140	0	0	0	0	3	4	0	0	0	0	0	39
												DASZ	TOTAL =	226
6131	65	233	0	1	0	13	2	22	0	0	24	24	0	96
												DASZ	TOTAL =	480
6141	0	173	0	2	0	0	0	12	0	0	6	7	0	50
												DASZ	TOTAL =	250
6142	0	85	0	1	0	0	0	6	0	0	0	0	0	23
												DASZ	TOTAL =	115
6151	0	34	0	40	0	0	0	0	1	12	0	34	0	14
												DASZ	TOTAL =	135
6152	0	124	0	3	0	0	1	6	0	2	0	0	0	34
												DASZ	TOTAL =	170
6153	0	122	0	8	0	0	4	6	0	0	13	7	0	40
												DASZ	TOTAL =	200
6154	0	0	0	0	0	0	0	0	0	0	11	44	0	10
												DASZ	TOTAL =	65
6201	470	310	0	120	0	0	56	4	0	0	0	0	0	240
												DASZ	TOTAL =	1200
6202	380	237	0	153	0	0	55	55	0	0	0	0	0	220
												DASZ	TOTAL =	1100
6211	350	499	0	176	0	0	31	6	0	0	0	0	0	188
												DASZ	TOTAL =	1250
6212	0	3	0	230	0	0	10	13	0	0	0	0	140	69
												DASZ	TOTAL =	465
6213	20	70	0	0	0	0	10	8	0	0	0	108	90	54
												DASZ	TOTAL =	360
6214	0	192	0	83	0	0	16	14	0	0	23	5	111	111
												DASZ	TOTAL =	555
6215	135	240	0	50	0	25	20	10	0	0	0	0	0	120
												DASZ	TOTAL =	600
6221	1066	35	0	0	0	24	68	7	0	0	0	0	0	300
												DASZ	TOTAL =	1500
6222	360	51	0	272	0	0	36	16	0	0	0	0	105	210
												DASZ	TOTAL =	1050
6223	670	377	0	3	0	0	57	13	0	0	0	0	0	280
												DASZ	TOTAL =	1400
6301	2212	0	0	0	0	0	144	4	0	0	0	0	0	590
												DASZ	TOTAL =	2950

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
6311	7650	0	0	0	0	0	510	0	0	0	0	0	0	2040	10200
6401	615	135	0	0	0	0	43	7	0	0	0	0	0	200	1000
6402	925	314	0	3	0	0	72	18	0	0	72	19	19	358	1800
6403	375	300	0	150	0	0	68	307	0	0	0	0	0	300	1500
6404	0	0	0	0	0	0	0	0	88	47	0	0	0	15	150
6405	250	43	0	0	0	0	15	4	0	0	0	0	31	53	396
6406	450	70	0	110	0	0	39	6	0	0	0	0	45	180	900
6411	2050	18	0	70	0	0	139	3	0	0	0	0	0	570	2850
6412	740	190	0	0	0	0	0	0	0	0	0	0	110	310	1350
6413	460	20	0	0	0	0	467	13	0	0	0	0	0	240	1200
6501	0	193	0	2	0	0	1	5	0	0	0	0	40	60	300
6502	0	198	0	0	0	19	1	9	0	0	5	13	52	53	350
6503	593	353	0	10	0	40	22	50	0	0	0	23	145	214	1450
6504	570	289	0	9	0	25	77	14	0	0	0	13	545	273	1815
6511	390	26	0	0	0	0	23	3	0	0	0	0	0	78	520
6512	696	24	0	0	0	0	0	45	0	0	0	0	0	135	900
6513	144	68	0	0	0	0	0	0	0	0	0	0	0	38	250
6521	91	79	0	0	0	0	0	0	0	0	0	0	0	30	200
6522	372	20	0	0	30	90	0	8	79	81	0	0	0	120	800
6523	363	22	0	0	0	0	0	0	0	0	0	55	0	110	550
7001	0	0	0	0	0	0	53	13	0	42	0	0	0	50	160
7002	0	0	0	8	0	8	26	66	109	84	0	0	0	100	400
7011	0	5	0	3	0	5	84	50	76	113	0	0	0	84	420
7012	0	81	0	12	0	0	25	6	99	0	0	0	9	74	310
7021	0	98	0	1	0	0	0	10	0	0	0	0	7	30	145

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7022	0	97	0	17	0	0	6	9	0	0	6	9	0	36
												DASZ	TOTAL =	180
7023	0	16	0	49	0	0	0	1	0	0	0	0	0	12
												DASZ	TOTAL =	78
7031	0	12	0	20	0	0	0	0	0	0	42	16	0	10
												DASZ	TOTAL =	100
7032	0	89	0	24	0	0	15	10	0	0	10	4	0	38
												DASZ	TOTAL =	190
7033	0	0	0	56	0	0	0	12	0	0	0	0	0	12
												DASZ	TOTAL =	80
7034	0	49	0	1	0	0	0	9	0	0	0	0	5	16
												DASZ	TOTAL =	80
7041	0	0	0	0	0	15	92	54	0	0	0	0	0	69
												DASZ	TOTAL =	230
7042	0	89	0	7	0	0	13	19	0	0	0	0	0	32
												DASZ	TOTAL =	160
7043	0	122	0	1	0	0	1	28	0	0	0	0	0	38
												DASZ	TOTAL =	190
7051	0	0	0	0	0	0	117	29	131	33	0	0	0	55
												DASZ	TOTAL =	365
7052	0	0	0	0	0	0	60	88	0	0	0	0	0	17
												DASZ	TOTAL =	165
7101	0	311	0	71	0	0	10	8	0	0	16	29	312	133
												DASZ	TOTAL =	890
7111	0	0	0	97	0	135	43	5	290	0	0	238	0	142
												DASZ	TOTAL =	950
7112	350	437	0	0	0	0	45	8	0	0	37	16	0	157
												DASZ	TOTAL =	1050
7113	0	0	0	0	0	0	0	0	0	0	54	36	0	10
												DASZ	TOTAL =	100
7121	1125	0	0	0	0	0	112	0	0	0	315	135	225	338
												DASZ	TOTAL =	2250
7122	900	0	0	0	0	0	60	0	0	0	60	0	0	180
												DASZ	TOTAL =	1200
7131	0	120	0	0	0	0	12	12	0	0	29	19	0	48
												DASZ	TOTAL =	240
7132	100	348	0	10	0	0	63	7	0	0	31	4	0	142
												DASZ	TOTAL =	705
7133	175	342	0	3	0	0	67	13	0	0	25	15	0	160
												DASZ	TOTAL =	800
7134	8	489	0	10	0	0	73	5	0	0	37	2	0	156
												DASZ	TOTAL =	780
7201	172	57	120	20	0	126	675	75	0	0	0	30	0	225
												DASZ	TOTAL =	1500
7202	3500	0	0	0	0	0	238	12	0	0	249	1	0	1000
												DASZ	TOTAL =	5000
7211	1505	0	0	0	0	0	106	1	0	0	108	0	0	430
												DASZ	TOTAL =	2150
7212	910	0	0	0	0	0	65	0	0	0	65	0	0	260
												DASZ	TOTAL =	1300

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
7301	7047	63	0	15	0	0	473	2	0	0	475	0	0	1425	9500
7401	0	52	0	3	0	0	0	3	0	0	0	0	0	15	73
7402	0	0	0	19	0	0	18	35	0	0	0	0	0	4	76
7403	0	114	0	3	0	0	0	10	0	0	0	6	3	34	170
7411	0	117	0	0	0	0	0	0	0	0	0	0	13	33	163
7412	0	79	0	10	0	0	0	8	0	0	0	7	5	27	136
7413	0	12	0	0	0	0	0	3	0	0	0	0	0	4	19
7421	0	71	0	12	0	0	11	6	0	0	20	14	2	34	170
7422	0	175	0	43	0	0	23	12	0	0	11	5	15	71	355
7423	0	133	0	14	0	0	18	7	0	0	19	4	9	34	238
7424	0	99	0	3	0	0	1	11	0	0	0	16	10	35	175
7431	0	95	0	11	0	0	10	11	0	0	0	0	0	32	159
7432	0	80	0	7	0	0	0	14	0	0	10	9	0	30	150
7433	0	116	0	10	0	0	5	4	0	0	0	0	9	36	180
7434	0	106	0	5	0	0	3	6	0	0	0	0	5	31	156
7435	0	69	0	24	0	0	9	10	0	0	6	4	6	32	160
7441	0	190	0	14	0	0	62	7	0	0	9	2	0	71	355
7442	0	69	0	50	0	0	9	3	0	0	2	2	5	35	175
7443	0	223	0	15	0	0	23	5	0	0	0	0	18	71	355
7444	0	291	0	50	0	0	22	4	0	0	47	6	0	105	525
7445	0	206	0	10	0	0	8	12	0	0	6	22	16	70	350
7451	0	107	0	8	[illegible]	0	21	5	0	0	2	1	0	36	180
7452	0	73	0	9	0	0	13	9	0	0	19	[illegible]	18	36	180
7453	0	100	0	8	0	0	2	7	0	0	8	1	13	36	180
7454	0	73	0	28	0	0	0	4	0	0	22	6	17	38	189

A 9949

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A 9950

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7455	2	173	0	50	0	0	8	7	0	0	9	6	0	45
												DASZ TOTAL	=	300
7456	2	248	0	30	0	0	15	5	0	0	12	9	0	80
												DASZ TOTAL	=	400
7461	0	83	0	15	0	0	19	7	0	0	0	0	0	31
												DASZ TOTAL	=	155
7462	0	102	0	5	0	0	5	8	0	0	4	4	0	32
												DASZ TOTAL	=	160
7463	0	83	0	11	0	0	12	11	0	0	0	9	7	33
												DASZ TOTAL	=	165
7464	0	71	0	3	0	0	26	7	0	0	7	13	0	33
												DASZ TOTAL	=	165
7501	0	77	0	9	0	0	1	14	0	0	0	0	0	34
												DASZ TOTAL	=	135
7502	0	0	0	0	0	0	0	0	0	0	22	5	0	1
												DASZ TOTAL	=	28
7503	0	73	0	7	0	0	9	13	0	0	7	4	3	29
												DASZ TOTAL	=	145
7504	0	0	0	0	0	0	7	5	0	0	0	0	42	6
												DASZ TOTAL	=	60
7511	0	90	0	1	0	0	16	10	0	0	15	8	0	35
												DASZ TOTAL	=	175
7512	0	96	0	4	0	0	0	12	0	0	0	5	7	31
												DASZ TOTAL	=	155
7521	0	84	0	1	0	0	0	15	0	0	1	15	0	29
												DASZ TOTAL	=	145
7522	0	118	0	0	0	0	0	9	0	0	2	7	0	34
												DASZ TOTAL	=	170
7531	0	69	0	19	0	0	10	14	0	0	7	1	8	32
												DASZ TOTAL	=	160
7532	0	112	0	0	0	0	13	5	0	0	9	5	0	35
												DASZ TOTAL	=	180
7533	0	48	0	24	0	0	0	32	0	0	22	10	0	24
												DASZ TOTAL	=	160
7534	0	45	5	48	0	0	14	5	0	0	6	3	27	27
												DASZ TOTAL	=	180
7535	0	373	0	50	0	0	29	3	0	0	30	3	32	130
												DASZ TOTAL	=	650
7541	0	258	0	70	0	0	17	7	0	0	21	2	5	95
												DASZ TOTAL	=	475
7542	0	273	0	13	0	0	34	10	0	0	0	0	22	88
												DASZ TOTAL	=	440
7551	0	126	0	10	0	0	6	4	0	0	0	0	0	35
												DASZ TOTAL	=	182
7552	0	0	0	0	0	0	6	10	0	0	0	56	0	8
												DASZ TOTAL	=	80
7553	0	201	0	7	0	0	27	5	0	0	2	8	12	55
												DASZ TOTAL	=	325
7561	0	75	0	0	0	0	0	0	0	0	17	8	0	25
												DASZ TOTAL	=	125

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	
7562	0	132	0	0	0	0	4	12	0	0	7	1	16	43	DASZ TOTAL = 215
7571	0	78	0	6	0	0	0	6	0	0	0	5	5	25	DASZ TOTAL = 125
7572	C	129	0	7	0	0	0	9	0	0	0	0	15	40	DASZ TOTAL = 200
7601	0	76	0	1	0	0	6	21	0	0	1	15	0	30	DASZ TOTAL = 150
7602	0	95	0	2	0	0	0	20	0	0	0	12	3	33	DASZ TOTAL = 165
7603	0	107	0	6	0	0	0	15	0	0	8	4	0	35	DASZ TOTAL = 175
7611	0	128	0	1	0	0	0	8	0	0	0	2	5	36	DASZ TOTAL = 180
7612	0	52	0	20	0	0	9	7	0	0	0	16	32	24	DASZ TOTAL = 160
7613	0	0	0	0	0	0	8	1	0	0	C	0	32	4	DASZ TOTAL = 45
7614	0	0	0	21	0	0	0	6	0	0	0	0	0	3	DASZ TOTAL = 30
7621	0	107	0	0	0	0	0	4	0	0	19	6	0	45	DASZ TOTAL = 180
7622	0	56	0	12	0	0	8	7	0	0	26	11	0	30	DASZ TOTAL = 150
7623	0	22	0	18	0	0	4	8	0	C	13	3	0	12	DASZ TOTAL = 80
7631	0	94	0	16	0	0	0	2	0	0	3	13	0	32	DASZ TOTAL = 160
7632	0	196	0	27	0	0	18	7	0	0	9	11	20	72	DASZ TOTAL = 360
7633	0	88	0	8	0	0	19	5	0	0	0	0	8	32	DASZ TOTAL = 160
7634	0	42	0	6	0	0	4	12	0	C	0	0	0	16	DASZ TOTAL = 80
7635	0	31	0	0	0	0	0	0	0	0	18	23	0	8	DASZ TOTAL = 80
7641	0	119	0	9	0	0	0	9	0	0	0	2	0	34	DASZ TOTAL = 173
7642	0	78	0	1	0	1	15	33	0	0	2	7	0	34	DASZ TOTAL = 171
7651	0	145	5	1	0	0	8	34	0	0	0	7	0	59	DASZ TOTAL = 259
7652	0	0	0	0	0	0	0	7	0	0	0	0	0	1	DASZ TOTAL = 8
7661	0	0	0	9	0	0	6	9	0	0	26	1	0	9	DASZ TOTAL = 60
7662	0	97	0	10	0	0	0	4	0	0	2	6	6	31	DASZ TOTAL = 156
7671	0	0	0	28	0	0	18	12	0	0	0	0	6	11	DASZ TOTAL = 75

A 9951

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
7672	0	0	0	65	0	0	0	74	0	0	0	0	5	16
												DASZ TOTAL =		160
7673	0	3	0	4	0	0	14	9	0	0	0	15	0	5
												DASZ TOTAL =		50
7674	0	8	0	0	0	0	0	3	0	0	8	13	0	3
												DASZ TOTAL =		35
7675	0	0	0	22	0	0	3	3	0	0	15	4	0	8
												DASZ TOTAL =		55
7676	0	0	0	0	0	0	0	60	0	0	0	0	0	10
												DASZ TOTAL =		70
7677	0	0	0	0	0	0	0	0	0	0	13	5	0	2
												DASZ TOTAL =		20
8001	0	0	0	0	0	0	142	61	0	0	0	5	0	52
												DASZ TOTAL =		260
8002	0	0	0	0	0	0	14	6	0	0	0	0	0	30
												DASZ TOTAL =		50
8011	0	0	0	0	0	0	0	0	0	0	0	0	80	20
												DASZ TOTAL =		100
8012	0	0	0	0	0	0	0	11	0	0	0	0	175	33
												DASZ TOTAL =		220
8013	0	0	1	0	0	0	0	0	0	0	0	0	74	21
												DASZ TOTAL =		105
8021	0	25	0	26	0	0	0	4	0	0	0	5	0	15
												DASZ TOTAL =		75
8022	0	73	0	13	0	0	8	26	0	0	0	3	5	32
												DASZ TOTAL =		160
8023	0	4	0	0	0	0	0	8	0	0	0	20	0	8
												DASZ TOTAL =		40
8031	0	53	0	60	0	0	0	3	0	6	0	22	0	36
												DASZ TOTAL =		180
8032	0	0	0	0	0	0	0	0	0	0	3	11	0	1
												DASZ TOTAL =		15
8041	0	151	0	16	0	0	0	31	0	0	0	2	0	50
												DASZ TOTAL =		250
8051	0	25	0	0	0	0	0	25	0	8	0	0	167	25
												DASZ TOTAL =		250
8052	0	0	0	0	0	0	0	0	0	0	0	0	108	12
												DASZ TOTAL =		120
8061	0	93	0	5	0	0	48	30	0	0	0	0	0	44
												DASZ TOTAL =		220
8062	0	81	0	42	0	0	9	16	0	0	0	36	0	46
												DASZ TOTAL =		230
8071	0	152	0	0	0	0	0	2	0	0	0	33	0	33
												DASZ TOTAL =		220
8072	0	34	0	0	0	16	5	7	0	0	0	0	125	33
												DASZ TOTAL =		220
8081	0	20	0	4	0	0	0	0	128	1	0	0	0	27
												DASZ TOTAL =		180
8082	0	126	0	14	0	0	12	9	0	0	0	0	11	41
												DASZ TOTAL =		210

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

DASZ	SINGLE FAMILY VACANT	SINGLE FAMILY IN USE	MULTI-FAMILY VACANT	MULTI-FAMILY IN USE	MOBILE HOME VACANT	MOBILE HOME IN USE	COMMERCIAL VACANT	COMMERCIAL IN USE	INDUSTRIAL VACANT	INDUSTRIAL IN USE	OFFICE VACANT	OFFICE IN USE	PUBLIC	STREETS	DASZ TOTAL =
8083	0	30	0	0	0	0	1	8	62	3	2	6	0	19	130
8101	0	114	0	0	0	0	0	9	0	0	5	7	0	36	180
8102	0	101	0	21	0	0	4	14	0	0	0	0	35	59	234
8111	0	3	0	0	0	0	0	0	0	0	0	27	0	5	35
8112	0	136	0	1	0	0	0	12	0	0	10	15	10	46	230
8113	0	78	0	1	0	0	3	10	0	0	0	4	0	24	120
8121	0	111	0	5	0	0	0	7	0	0	0	2	10	34	169
8122	0	100	0	8	0	0	0	8	0	0	2	3	14	34	169
8123	0	0	0	0	0	0	21	20	0	0	0	0	0	14	55
8131	0	98	0	26	0	0	0	15	0	0	0	5	0	36	180
8132	0	130	0	1	0	0	0	9	0	0	0	0	0	35	175
8133	0	25	0	0	0	0	0	4	0	0	0	2	0	11	42
8141	0	96	0	4	0	0	0	14	0	0	0	14	0	32	160
8142	0	104	0	11	0	0	0	16	0	0	0	0	0	35	175
8143	0	8	0	0	0	0	0	0	0	0	0	0	6	9	23
8144	0	0	0	0	0	0	0	9	0	0	0	0	0	1	10
8151	0	115	0	13	0	0	6	42	0	0	0	5	5	44	240
8152	0	0	0	0	0	0	10	12	0	0	0	0	0	2	24
8161	0	105	0	59	0	0	0	45	0	0	0	30	0	60	300
8162	0	0	0	5	0	0	0	17	0	0	0	0	0	3	25
8171	0	104	0	1	0	0	0	8	0	0	3	12	0	32	160
8172	0	53	0	13	0	0	0	6	0	0	0	0	0	18	90
8201	0	88	0	11	0	0	0	18	0	0	0	18	0	34	170
8202	0	73	0	1	0	0	0	5	0	0	0	0	0	26	105
8211	0	104	0	35	0	0	4	24	0	0	46	11	0	57	285

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE				
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS	DASZ TOTAL =
8212	0	0	0	0	0	0	0	0	0	0	15	1	0	10	26
8221	0	1	0	0	0	0	0	0	0	0	0	0	218	11	230
8231	0	36	0	30	0	0	1	16	0	0	0	9	0	23	115
8232	0	102	0	1	0	0	5	21	0	0	2	5	0	34	170
8233	0	89	0	34	0	0	0	17	0	0	0	0	0	35	175
8234	0	52	0	27	0	1	0	24	0	0	0	0	0	26	130
8241	0	0	0	31	0	0	12	6	0	0	11	7	0	23	90
8242	0	35	0	52	0	0	6	15	0	0	0	0	0	27	135
8243	0	7	0	8	0	3	32	38	0	0	0	0	0	22	110
8244	0	48	0	36	0	16	0	16	8	8	0	0	0	33	165
8251	0	0	0	0	0	0	19	13	0	0	0	0	207	26	265
8252	0	0	0	0	0	0	13	12	0	0	0	0	0	10	35
8261	0	11	0	3	0	23	73	56	31	20	0	0	0	38	255
8262	0	67	0	12	0	15	13	13	0	0	0	0	0	30	150
8263	10	85	0	13	0	0	9	0	0	0	13	5	2	36	190
8271	0	0	0	0	0	22	52	38	0	0	29	3	0	16	160
8272	0	57	0	0	0	4	0	10	0	0	0	0	2	55	166
8273	0	1	0	0	0	20	0	10	0	176	0	0	0	12	219
8281	0	120	0	70	0	104	45	12	0	0	0	0	2	49	400
8282	0	68	0	2	0	0	40	20	0	0	15	5	0	50	200
8301	75	408	0	12	0	0	0	0	0	0	162	3	41	124	825
8311	0	337	1	0	0	0	14	199	0	0	10	0	0	114	675
8312	0	451	0	30	0	0	25	7	0	0	0	0	7	130	650
8313	84	364	0	42	0	0	31	4	0	0	20	15	0	140	700
8321	703	286	0	10	0	0	0	5	0	25	0	0	0	0	1029

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1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
8401	128	0	0	0	0	0	0	0	0	0	0	0	0	22
													DASZ TOTAL =	150
8402	88	0	0	0	0	0	0	0	0	0	0	0	210	52
													DASZ TOTAL =	350
8411	0	0	0	0	0	0	0	0	0	0	0	0	459	1832
													DASZ TOTAL =	2290
8412	0	60	0	9	0	0	0	0	0	0	0	0	139	23
													DASZ TOTAL =	230
8413	0	0	0	0	0	0	84	126	0	0	0	0	0	490
													DASZ TOTAL =	700
8414	196	0	0	0	0	0	11	3	0	0	7	7	0	56
													DASZ TOTAL =	280
8415	302	0	0	0	0	0	22	0	0	6	22	0	0	88
													DASZ TOTAL =	440
8421	68	2	0	0	0	0	0	0	0	0	0	110	0	20
													DASZ TOTAL =	200
8422	0	0	0	0	0	0	0	0	0	0	4	32	0	4
													DASZ TOTAL =	40
8423	0	60	0	0	0	0	16	4	0	0	0	0	5	15
													DASZ TOTAL =	100
8431	96	192	10	2	0	0	0	0	0	0	0	4	0	76
													DASZ TOTAL =	390
8432	90	25	0	0	0	0	0	0	0	0	0	0	0	20
													DASZ TOTAL =	135
8433	167	238	26	19	0	0	0	188	0	0	0	0	0	112
													DASZ TOTAL =	750
8434	0	28	0	2	0	0	0	0	0	0	0	693	0	127
													DASZ TOTAL =	850
8441	0	0	0	0	0	0	0	0	0	0	0	0	22000	0
													DASZ TOTAL =	22000
8501	0	26	0	56	0	0	2	8	0	0	74	4	0	30
													DASZ TOTAL =	200
8502	0	86	0	5	0	0	0	0	0	0	7	5	25	32
													DASZ TOTAL =	160
8511	0	22	0	1	0	0	0	1	0	0	0	0	0	6
													DASZ TOTAL =	30
8512	0	63	0	3	0	0	0	16	0	0	0	6	0	22
													DASZ TOTAL =	110
8513	0	47	0	4	0	0	0	7	0	0	0	0	0	14
													DASZ TOTAL =	72
8514	0	26	0	0	0	0	0	0	0	0	0	0	1	6
													DASZ TOTAL =	34
8521	0	86	0	3	0	0	0	5	0	0	0	2	0	24
													DASZ TOTAL =	120
8522	0	33	0	20	0	0	28	39	0	0	0	0	0	30
													DASZ TOTAL =	150
8523	0	0	0	0	0	0	0	27	0	0	0	0	2	3
													DASZ TOTAL =	30
8524	0	0	0	0	0	0	0	0	0	0	0	26	0	3
													DASZ TOTAL =	30

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A 9956

1995 DEVELOPMENT PATTERNS

1995 ALLOCATIONS

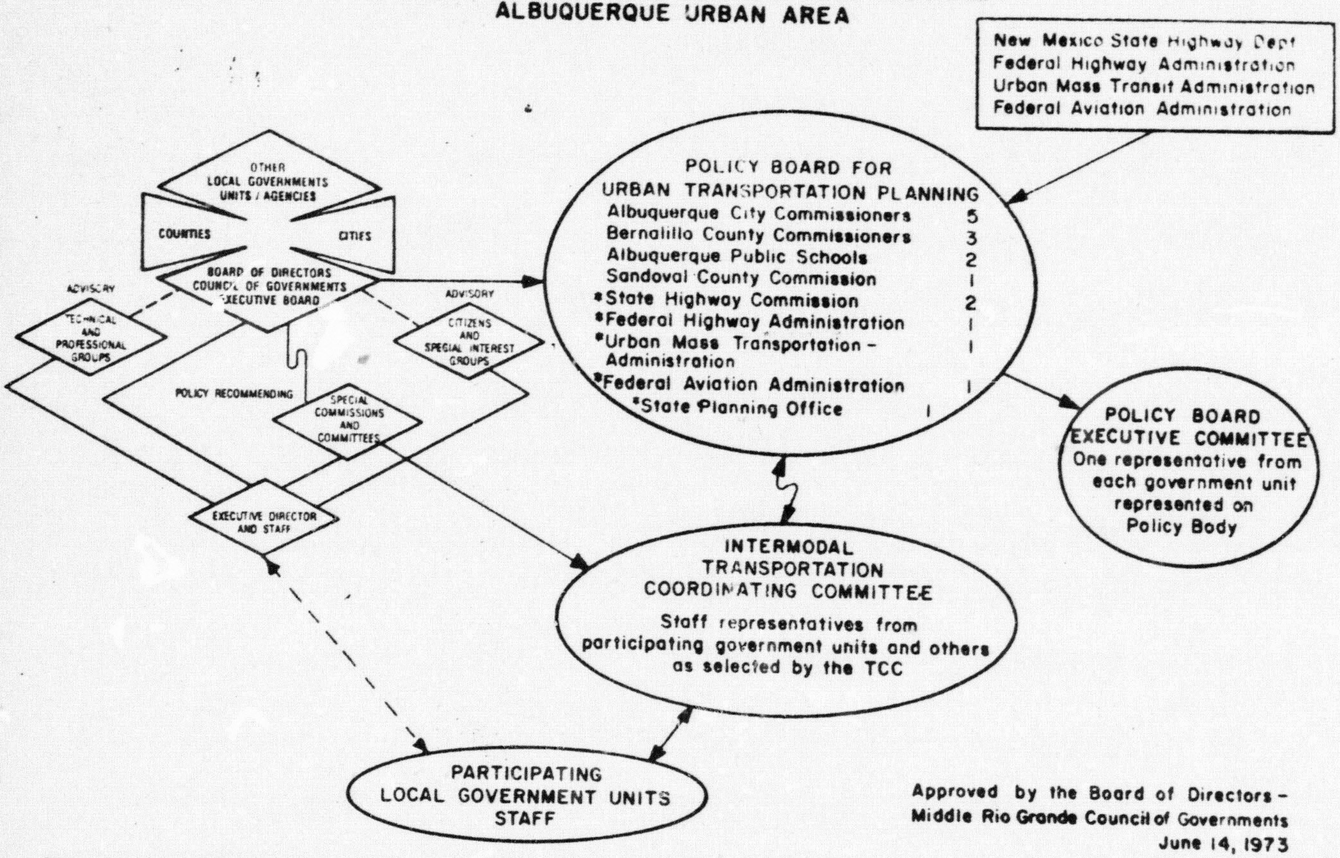
APPENDIX C

ACREAGE - IN USE AND VACANT AS ZONED

	SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME		COMMERCIAL		INDUSTRIAL		OFFICE			
DASZ	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	VACANT	IN USE	PUBLIC	STREETS
8531	0	110	0	9	0	0	0	17	0	0	0	0	0	34
													DASZ TOTAL =	170
8532	0	1	0	0	0	0	29	18	0	0	0	0	0	12
													DASZ TOTAL =	60
8533	0	0	0	0	0	0	27	14	0	0	0	0	0	4
													DASZ TOTAL =	45
8534	0	13	0	3	0	21	1	30	0	0	0	0	0	17
													DASZ TOTAL =	85
8535	0	88	0	21	0	0	2	16	0	0	2	11	0	35
													DASZ TOTAL =	175
8541	0	13	0	58	0	1	15	31	0	0	0	10	7	34
													DASZ TOTAL =	169
8542	0	112	0	16	0	0	2	10	0	0	0	0	0	35
													DASZ TOTAL =	175
8551	0	146	0	20	0	0	0	7	0	0	0	0	11	46
													DASZ TOTAL =	230
8552	0	47	0	5	0	0	0	0	0	0	0	0	33	10
													DASZ TOTAL =	95
8561	0	158	0	7	0	0	0	9	0	0	0	10	8	48
													DASZ TOTAL =	240
8601	1302	0	0	0	0	0	87	0	0	6	93	0	0	372
													DASZ TOTAL =	1860
8611	14250	0	0	0	0	0	710	0	0	35	0	5	0	0
													DASZ TOTAL =	15000
TOTL	75315	37245	171	6002	30	1291	9369	5946	5621	3146	3912	3182	36256	33430
													GRAND TOTAL =	220916

A 9957

ORGANIZATION
FOR
MANAGEMENT AND CONDUCT
OF
THE URBAN TRANSPORTATION PLANNING PROGRAM
ALBUQUERQUE URBAN AREA


New Mexico State Highway Dept
Federal Highway Administration
Urban Mass Transit Administration
Federal Aviation Administration
OTHER LOCAL GOVERNMENTS UNITS / AGENCIES
COUNTIES
CITIES
BOARD OF DIRECTORS COUNCIL OF GOVERNMENTS EXECUTIVE BOARD
ADVISORY
TECHNICAL AND PROFESSIONAL GROUPS
ADVISORY
CITIZENS AND SPECIAL INTEREST GROUPS
POLICY RECOMMENDING
SPECIAL COMMISSIONS AND COMMITTEES
EXECUTIVE DIRECTOR AND STAFF

POLICY BOARD FOR URBAN TRANSPORTATION PLANNING

Albuquerque City Commissioners	5
Bernalillo County Commissioners	3
Albuquerque Public Schools	2
Sandoval County Commission	1
*State Highway Commission	2
*Federal Highway Administration	1
*Urban Mass Transportation - Administration	1
*Federal Aviation Administration	1
*State Planning Office	1

POLICY BOARD EXECUTIVE COMMITTEE
One representative from each government unit represented on Policy Body

INTERMODAL TRANSPORTATION COORDINATING COMMITTEE
Staff representatives from participating government units and others as selected by the TCC

PARTICIPATING LOCAL GOVERNMENT UNITS STAFF

Approved by the Board of Directors -
Middle Rio Grande Council of Governments
June 14, 1973

*Non-voting advisory member

URBAN TRANSPORTATION PLANNING POLICY BOARD

City of Albuquerque
Harry E. Kinney
Ray R. Baca
Marion M. Cottrell
Thomas W. Hoover
Jack Kolbert

Bernalillo County
James Paxton Morris
David M. Santillanes
Juven G. Sanchez
Nadyne Bicknell
(Member - at - Large)

Albuquerque Public Schools
Joseph M. Zanetti
Ted Martinez

State Planning Office
Grace Olivarez

Sandoval County
[illegible]

Federal Highway Administration
[illegible]

State Highway Commission
L. G. Bates
A. W. Gonzales

Federal Aviation Admin.
[illegible]

Urban Mass Transp. Adm.
[illegible]

TRANSPORTATION COORDINATING COMMITTEE

City of Albuquerque
E. F. Hensch
George Carruthers
Ed Beck
Clyde Sharrer
Pat Kneafsey

County of Bernalillo
Jan Van Erven
Terry Nighbert
Paul Noland

State Highway Department
Tony Gonzales
Kenneth Bower
Tom Card
William F. Beacham

Albuquerque Public Schools
Dr. Arnold Brown
Bill McMillin

Sandoval County
Robert J. Budagher

Federal Highway Administration
Elmore Dean
Richard Getchell

keway Committee
Sharla Vandevender

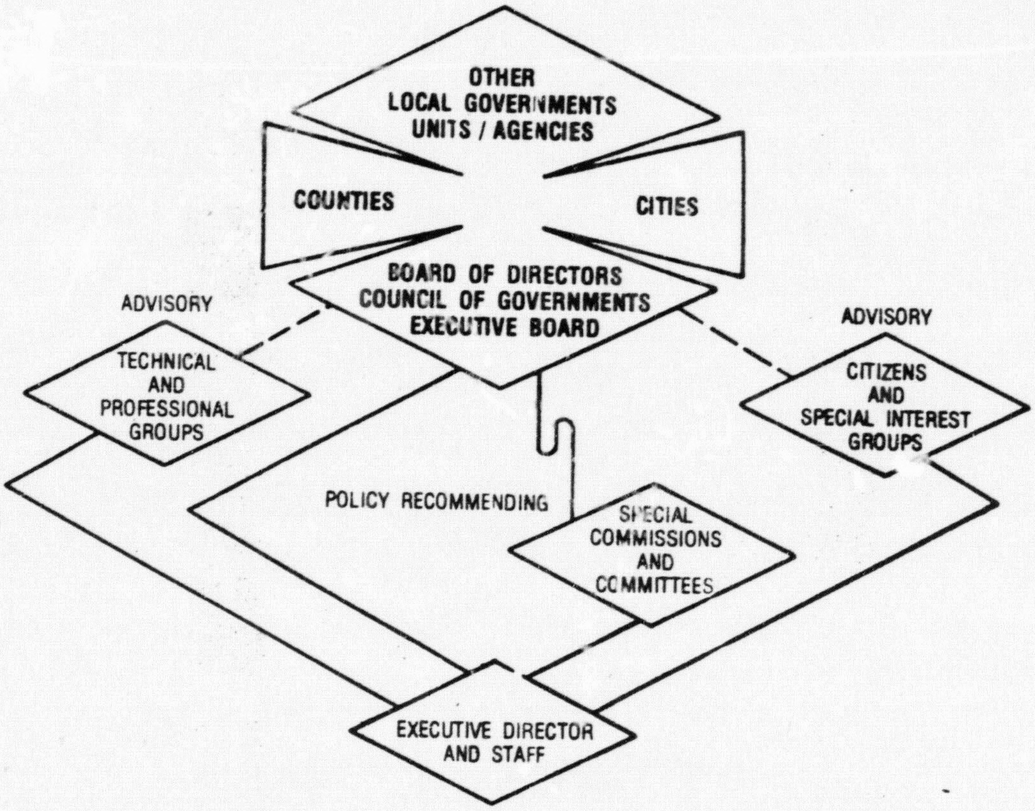
Air Quality Board
Sallie Martin

Albuquerque Transportation Bureau

A 9958

Middle Rio Grande Council of Governments of New Mexico

An association of local government entities working cooperatively toward desirable areawide development.


OTHER LOCAL GOVERNMENTS UNITS / AGENCIES
COUNTIES
CITIES
BOARD OF DIRECTORS COUNCIL OF GOVERNMENTS EXECUTIVE BOARD
ADVISORY
TECHNICAL AND PROFESSIONAL GROUPS
ADVISORY
CITIZENS AND SPECIAL INTEREST GROUPS
POLICY RECOMMENDING
SPECIAL COMMISSIONS AND COMMITTEES
EXECUTIVE DIRECTOR AND STAFF

MEMBERS AND REPRESENTATIVES

BERNALILLO COUNTY	
*James Paxton Morris	County Commissioner Chairman of COG
David M. Santillanes	Chairman, County Commission
Juven G. Sanchez	County Commissioner
Nodyne Bicknell	Member at Large
CITY OF ALBUQUERQUE	
*Harry E. Kinney	Mayor
Ray R. Baca	Councillor
Marion M. Cottrell	Councillor Vice-Chairman of COG
Thomas W. Hoover	Councillor
Jack Kolbert	Councillor
ALBUQUERQUE PUBLIC SCHOOLS	
*Joseph M. Zanetti	Member, Albuq. Bd. of Education
Ted Martinez	Member, Albuq. Bd. of Education
SANDOVAL COUNTY	
*R. Joseph Kloeppel	Ass't. Supt. of Schools, Bernalillo
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	
Robert A. Gutierrez	Board Member

TOWN OF BERNALILLO	
H.J. Torres	Mayor
VILLAGE OF CORRALES	
Barbara Christianson	Mayor
VILLAGE OF CUBA	
Virginio Sandoval	Mayor
VALENCIA COUNTY	
Milton Sanchez	County Manager
CITY OF BELEN	
Richard Aragon	City Manager
CITY OF GRANTS	
Mitchell Wells	Mayor
VILLAGE OF MILAN	
*Salvador Milan	Mayor
VILLAGE OF LOS LUNAS	
Emiliano Castillo	Mayor
TORRANCE COUNTY	
*R.T Floyd	Citizen
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	
William V. Hereford	Board Member

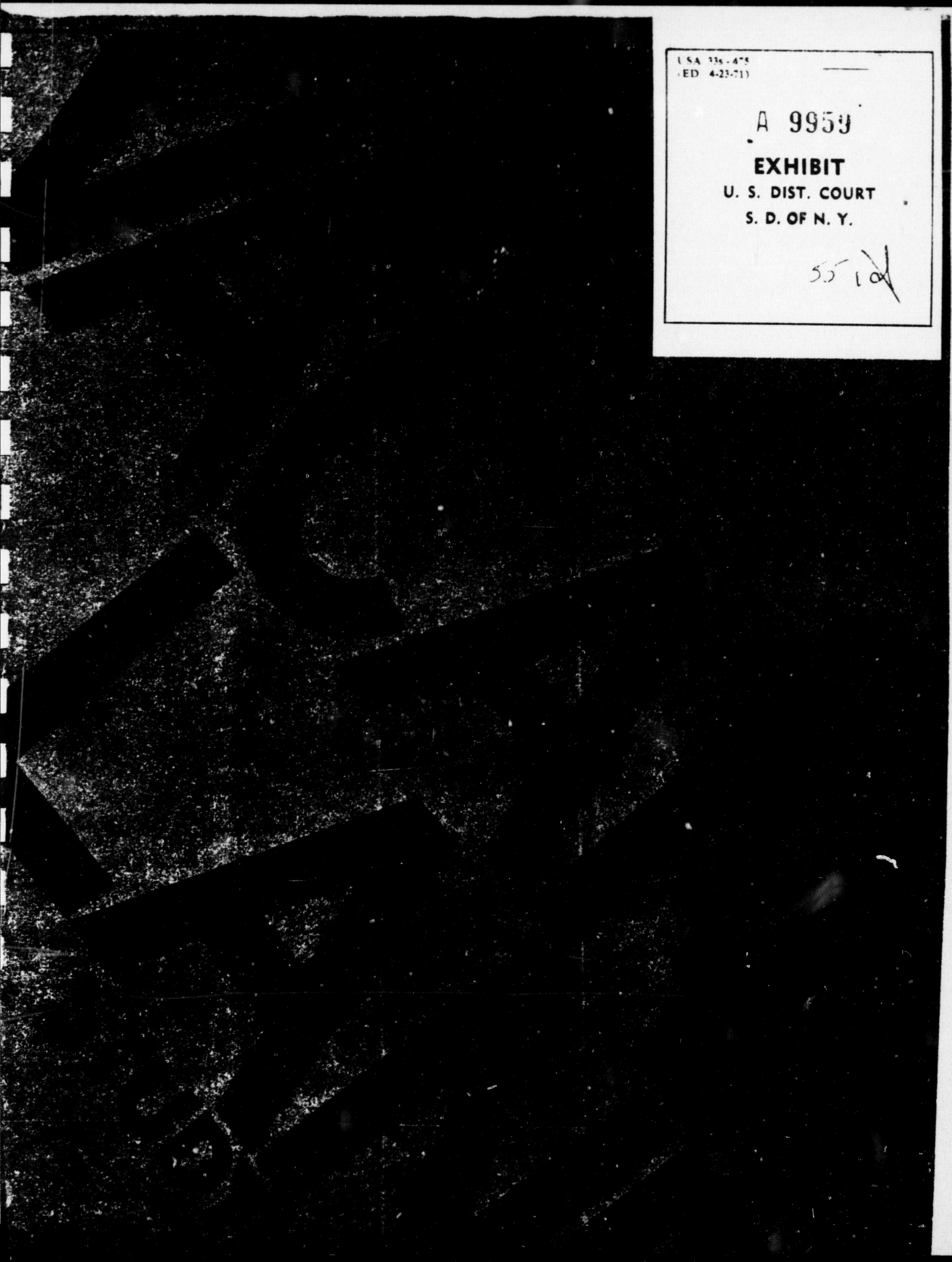
*Executive Board

ADVISORS	ADVISORS
John F. MacAllister	Division Engr., Federal Highway Admin.
Grace Olivarez	Planning Officer, State of New Mexico
Dr. Ferrel Heady	President, University of New Mexico
Joseph M. Zanetti	President, University of Albuquerque
Phillip Larragoite	Exec. Secretary, N.M. Assn. of Counties
Frank Coppler	Exec. Director, N.M. Municipal League
Alfred Schwartzman	Chairman, State Highway Commission
D.K. Kelly	Director, N.M. Traffic Safety Commission

SPECIAL COMMISSIONS ADVISORY TO BOARD OF DIRECTORS

HOUSING	Robert Torres	Chairman
"HUB" RC & D	James Cox	Chairman
TCC	Erwin F. Hensch	Chairman

PROGRAM ADMINISTERED BY:
Albert I. Pierce Executive Director



USA 33s-475
(ED 4-23-71)

A 9959

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

55 id

A 9961

VACANT LAND STUDY

A Survey of Albuquerque's Unused Land

August, 1972

Theodore Pochter, Project Planner
David Rigsby, Research Assistant
Gene Marquez, Research Assistant

ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT

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ALBUQUERQUE
BERNALILLO
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Vern C. Hagen, Director
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September 8, 1972

TO: The City Manager, Chairman and Members of the Albuquerque City Commission and the City Planning Commission.

I am pleased to present this report describing the findings of a city vacant land survey which the Planning Department undertook in June of 1972. The survey classifies current vacant land in two categories according to its development potential, and delineates amounts of vacant land in each zone category. The fact that there are large amounts of undeveloped land within the Albuquerque city limits, however, should not be construed to mean that all this land is available for development at the present time. It does indicate that considerable in-fill potential exists in Albuquerque and should be realized when the various obstacles to development of by-passed land have been overcome.

Yours truly,

Vern C. Hagen

Vern C. Hagen
Planning Director

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I. INTRODUCTION

It is a commonly held belief that growth and more growth is the only solution to the plethora of our urban ills. The logic supporting this contention stems from the supposition that increased city size can best generate tax revenues needed to meet increased governmental expenditures. However, this very notion is being challenged by many cities and metropolitan areas as it becomes obvious that inflated city boundaries create urban sprawl and its related problems. The economic and social costs of urban sprawl, and one attendant manifestation, vacant land, have stimulated considerable dialogue within the Albuquerque community.

This study is a result of this community's increasing interest in the amount of vacant land within the city limits. The study's purpose is to assess the vacant land situation in order to re-evaluate and reorder the city's development policies and goals. It has been and continues to be important to periodically reassess how much and where land is by-passed in favor of other development locations in order to have such information available for planning and other governmental activities.

However, it is important to emphasize that the existence of large amounts of vacant land does not necessarily mean that such land is available today for development. It does mean that the obstacles and barriers to availability should be examined and identified, but this report does not attempt to cover factors such as improper zoning, title problems, and speculative holdings.

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II. SCOPE AND METHOD

The scope of this study is directed to an inventory of vacant land within Albuquerque as of June, 1972. It is not within the purview of this study to investigate the economic reasons why certain tracts have been by-passed in favor of other locations for development. Rather, the study describes the amount of land which is "usable" from the standpoint of its being "primary" or "secondary" for development. The intent is to identify by zone that land which is currently vacant.

For this study's purposes, vacant land may be defined simply as, "land not put to use," with the following exceptions. The following land is not included in the vacant land totals:

(1) *Land held by the Albuquerque Public Schools, the University of New Mexico or listed in the City Parks inventory.* This land accounts for approximately 3,300 acres.

(2) *Productive agricultural land with irrigation and grazing capabilities.* A-1 acreage was omitted from the count in order to match up with a survey of Albuquerque vacant land made in 1962 and show the change that has taken place in the last ten years. The 1962 survey did not include agricultural land. This omission in the present survey accounts for approximately 200 acres, all of which are located in the North Valley.

(3) *Developing land on which new construction has commenced.* Throughout the research portion of this study, it was found that many larger tracts, especially single-family subdivisions, are in the process of being developed. These tracts appear to be

developing at different rates for various reasons but nonetheless must be accounted for in a separate category amounting to approximately 600 acres.

The words "primary" and "secondary" refer to usability classifications of land by physical and topographical characteristics. It was found that many lots and tracts needed to be defined in this way due to terrain and other natural variances which could have a significant effect on development. For purposes of this study, these classifications were not broadened to account for market pressures or non-physical characteristics. Criteria used in classifying vacant land are as follows:

(1) *Primary usability* - all land suitable for development without adverse physical characteristics, and with available utility systems. NOTE: Availability was based on the existence of water and sewer lines to the area. However, the capacity of the City's water system (which relates to wells, reservoirs, etc.) does not allow development of all these primary areas simultaneously. The city water engineer has indicated that there is a capacity to serve only approximately 1,000 acres (or 12,000 population) of new development from presently programmed city water facilities.

(2) *Secondary Usability* -

- slope too steep for building without modification
- close proximity to major arroyo
- extreme vulnerability to flooding
- lacking available utility systems

The basic office sources of information for the study were a 1" to 650' scale aerial photo taken in early February, 1972 and the Planning Department's zone maps which are under continuous update. Some tracts were studied from the field where terrain and drainage characteristics needed to be determined.

III. INTERPRETATION OF DATA

The study shows that within Albuquerque's present boundaries 14,035 gross usable acres are vacant. In 1962[1] the vacant land within the City limits totalled 20,059 acres. Figure 1 illustrates that 9670 acres of vacant land today are contained within the 1962 City boundaries. A considerable amount of land vacant in 1962 has been by-passed in favor of fringe area lands. This being the case, it is pertinent at this point to briefly describe vacant land by areas and the current zoning which has controlled its use and development.

Table 1 below describes vacant land totals by area and by generalized zone categories. This information is shown graphically on Figure 2, and is further detailed in the following sections.

TABLE 1

VACANT LAND BY STUDY AREAS

	Residential	Non-Residential	Total
West Mesa	2864	261	3125
Valley	689	625	1314
East Mesa	4916	4680	9596

West Mesa

An examination of the West Mesa, which is bounded on the east by Coors Boulevard and extends west to the City limits, reveals a high amount of undeveloped residentially zoned but largely "secondary" vacant land. (See Figure 2). The bulk is located due east of the existing development in

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[1] Albuquerque Planning Department, 1985 Land Use Plan, February, 1964

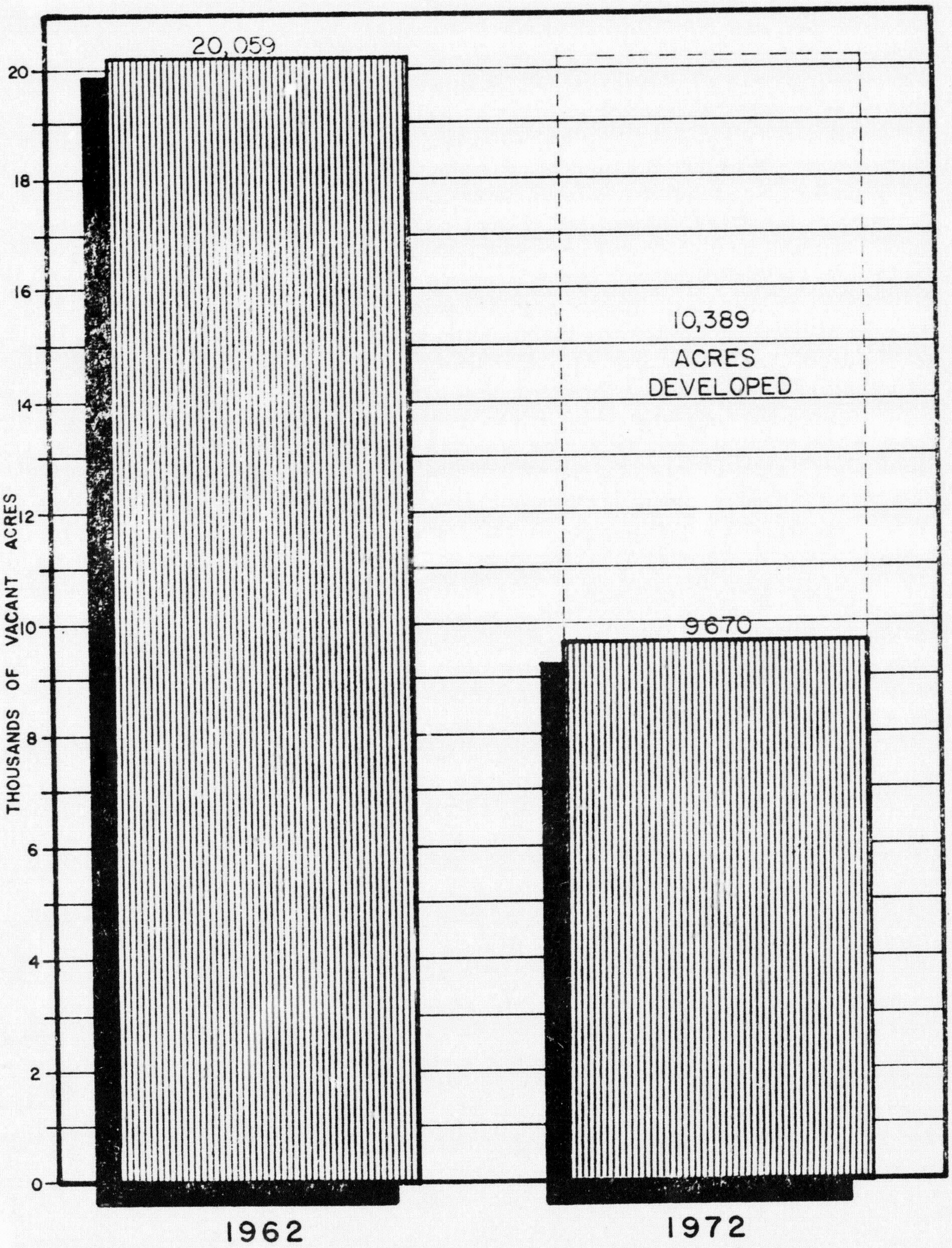

Figure I: TOTAL VACANT LAND 1962 VS 1972
NOTE: ASSUMING 1962 CITY LIMITS FOR 1972 ACRES.

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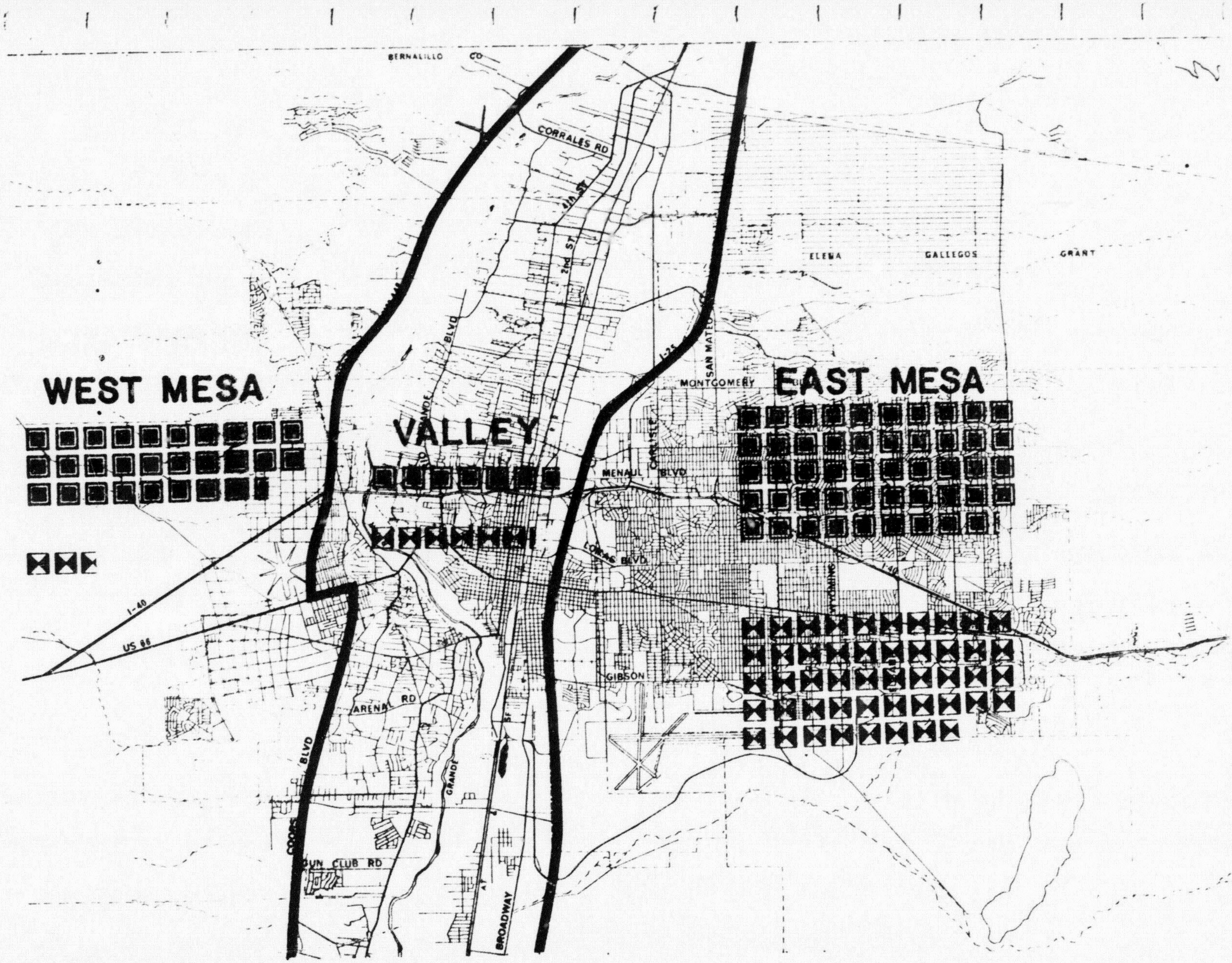
BERNALILLO CO
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ELENA GALLEGOS GRANT
WEST MESA
VALLEY
EAST MESA
MONTGOMERY
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I-25
MENAUL BLVD
CARLISLE
LOMAS BLVD
I-40
US 66
WYOMING
GIBSON
RIO GRANDE BLVD
ARENAL RD
COORS BLVD
GRANDE
GUN CLUB RD
AT SF
BROADWAY

Figure 2: SCHEMATIC OF RESIDENTIAL AND NON-RESIDENTIAL VACANT LAND IN ALBUQUERQUE MUNICIPAL LIMITS

■ = 100 VACANT RESIDENTIAL ACRES

☒ = 100 VACANT NON-RESIDENTIAL ACRES

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Westgate Heights. In addition, large tracts of "pr[illegible]y" residential land can be found along the northern portions of Coors [illegible]oulevard currently within City boundaries.

Non-residentially zoned vacant land at this time appears to be minimal because advanced development into residential patterns in this area of the City has been occurring at a slow rate. It is expected that as residential patterns begin to emerge more strongly on the West Mesa, large areas will be rezoned for contingent commercial uses. Only 261.5 acres are vacant and non-residential, most of which are zoned M-1 along west Central Avenue.

To summarize, no dominant development pattern has emerged on the West Mesa. Land title and drainage problems are responsible for scatterization of development in the area.

Valley

The Valley area is defined by the I-25 freeway on the east, Coors Blvd. on the west, and the City limits on the North and South. As noted on Figure 2, this area has within it the lowest amount of vacant land. This is due in part to the large amounts of grazing and irrigable land in use in the North Valley although very little is contained within present City limits. In addition, the Valley area is the smallest defined area under study.

Examination of total vacant land in the Valley (1314 acres) reveals that the amount of vacant non-residentially zoned land nearly equals the total amount of vacant residentially zoned land, with almost 50% of these combined totals under the "secondary" category. Pressures for residential development at R-2 and townhouse densities are beginning to occur on

land now considered vacant throughout much of the North Valley. On a small scale, pressures are being exerted for residential construction on farmland in the North Valley.

A significant amount of undeveloped commercial and industrially zoned land exists in the Valley. The Mid-North Valley Plan soon to be published by the City/County Planning Department, makes specific recommendations regarding land use potentials for a substantial portion of the land in the valley.

East Mesa

The East Mesa (including the Northeast and Southeast Heights) is the largest study area and has within it the highest concentrations of vacant land in the City. The East Mesa is bounded by I-25 on the west and the city boundaries on the other three sides. By-passed land on the East Mesa totals 9,596 acres, 4916 of which are currently zoned for residential use.

It is common knowledge that for the past decade the East Mesa has been receiving the most attention by developers. However, in many cases, especially for non-residential C-2 property and special use zoning, approvals have been given for large commercial areas with no movement towards development. The same situation holds true for underdeveloped subdivisions zoned and platted under R-1.

The study found that in many areas of the East Mesa, particularly in the Southeast Heights, stretches of land remain vacant because of the shift of interest to the cheaper, hence more attractive fringe areas along Tramway Road. A result of this is the scattering of public funds to furnish adequate utility systems (particularly water and sewer).

In the East Mesa and in the Valley, inappropriate zoning patterns may be responsible for large amounts of by-passed land. An illustration is University Boulevard, north of Lomas Boulevard, in the area of Indian School Road. An estimated 154 acres of land zoned C-3 (allowing such uses as open storage of equipment, warehouses and some light industry) is vacant with little chance to develop as C-3. In addition, 74 acres in the Zuni Road area are not zoned realistically. Along Zuni Road commercial strips are remaining vacant with a poor chance to develop because of their zoning. The need to refine and mix zoning and land use is evident in these areas of the City.

From field surveys, the staff concludes that higher residential density development mixed with light commercial zoning can achieve a highly desirable in-fill of land which at present stands vacant.

City Wide Findings:

In analyzing vacant land it is important to make some generalizations which apply to the whole city as well as to individual areas. A brief discussion of city-wide findings follows.

Figures 3 and 4 summarize the totals of residential and non-residential vacant land by zone. In Figure 3, we see that vacant R-1 land far overshadows all other residential zones. This clearly illustrates the fact of by-passed land in Albuquerque's growth since the R-1 zone serves as a "holding zone". It is important to point out that the scale of the aerial photo used in this study made it extremely difficult to measure single vacant R-1 zoned lots in developed and semi-developed subdivisions. It would not be unreasonable to assume that these lots, often bought for speculative purposes, would raise the R-1 total by several hundred acres.

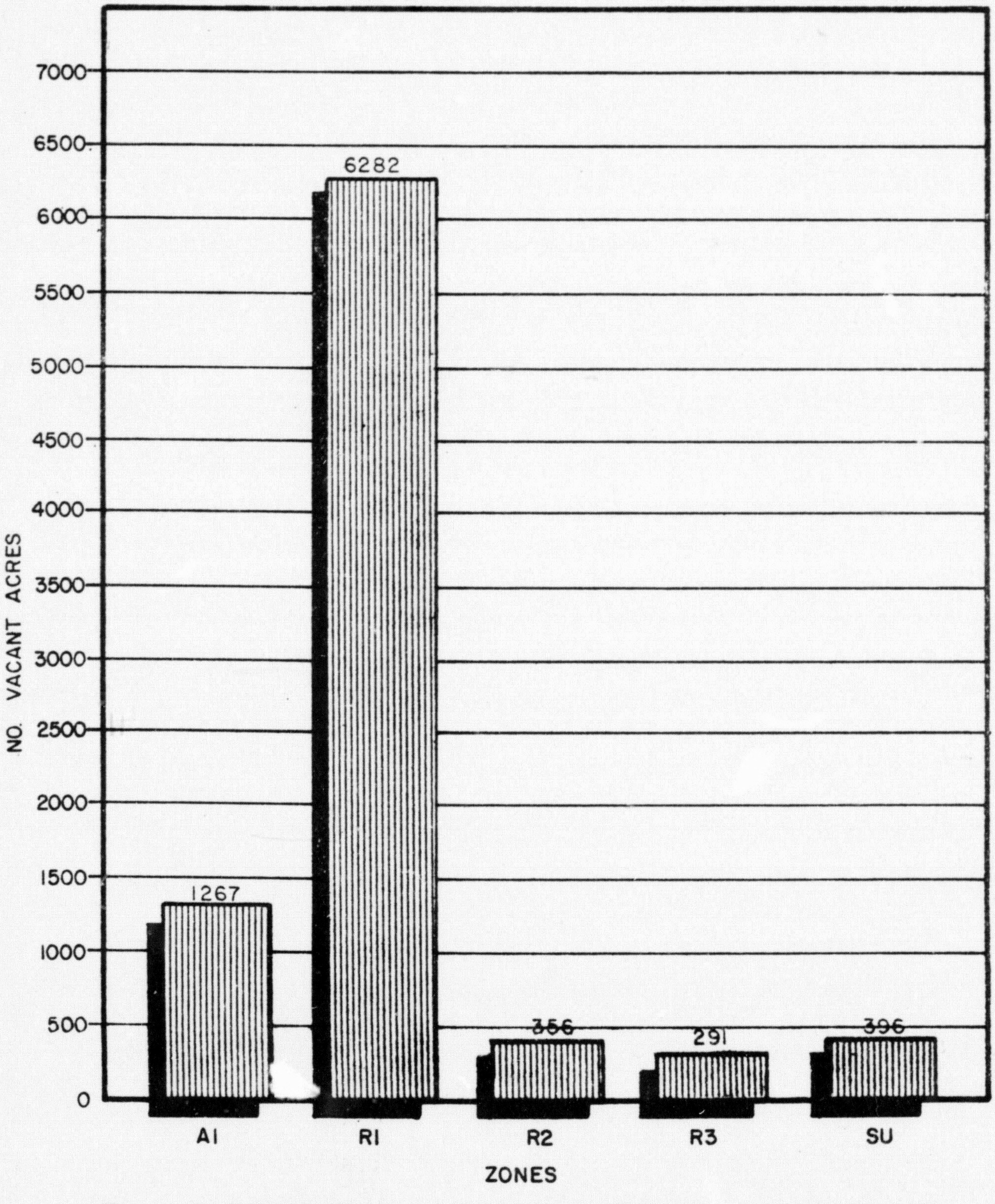


Figure 3: RESIDENTIAL VACANT LAND BY ACREAGE AND ZONING WITHIN ALBUQUERQUE LIMITS

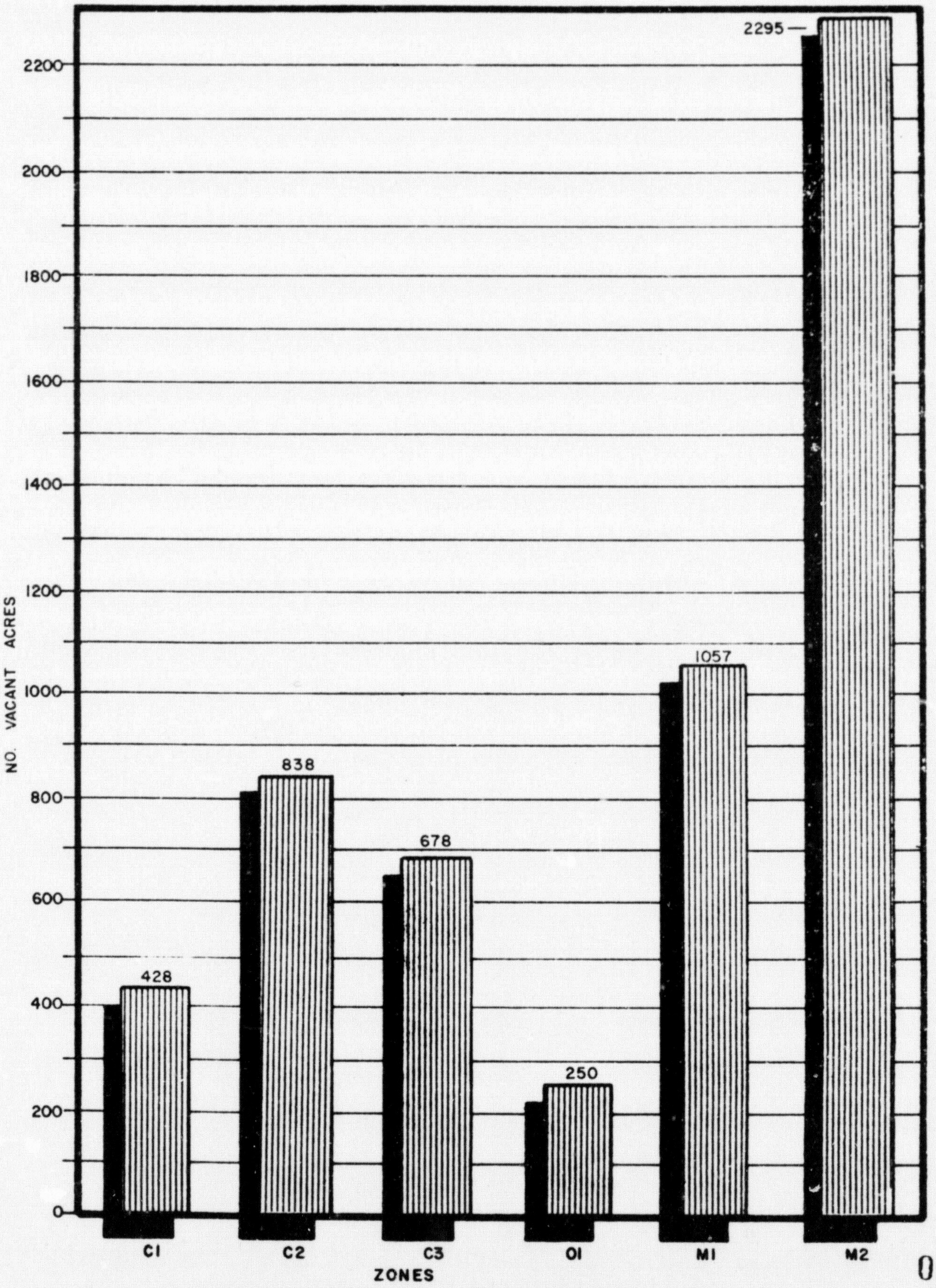
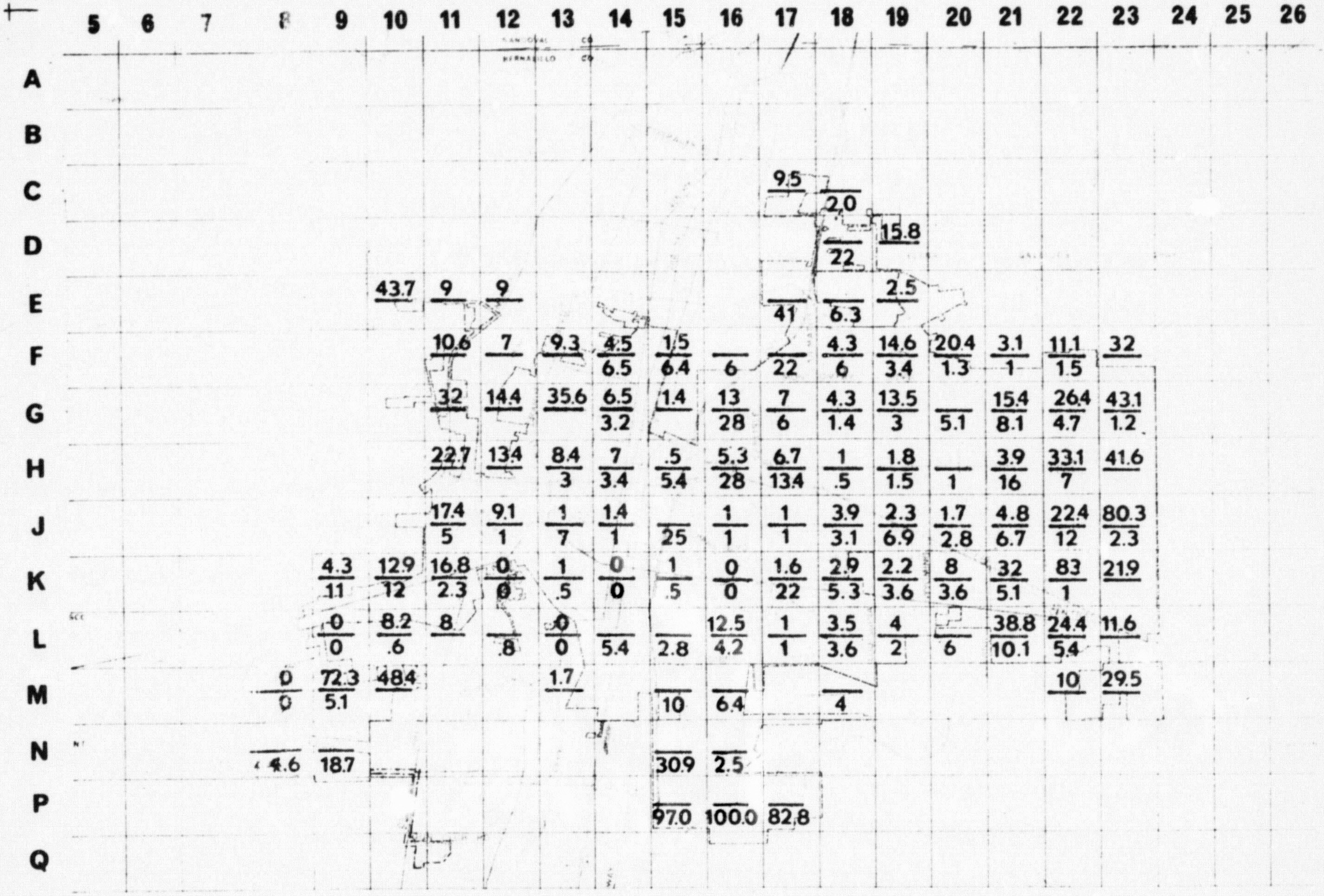


Figure 4: NON RESIDENTIAL VACANT LAND BY ACREAGE AND ZONING WITHIN ALBUQUERQUE LIMITS.



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29.5
4.6
18.7
30.9
2.5
97.0
100.0
82.8

Figure 5: PERCENTAGE RESIDENTIAL / NON RESIDENTIAL VACANT LAND BY SQUARE MILE

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In the non-residential category the existence of 838 acres of vacant C-2 land primarily is a result of a development lag of medium and large sized tracts intended for eventual shopping centers, especially on the East Mesa. The highest totals of non-residential vacant land, as noted in Figure 4, are in the industrial zones. The bulk of M-1 land is to be found in two areas: north and south along both sides of I-25 and in the North Valley. Vacant M-2 zoned land is, for the most part, located south of the airport and is considered to be "secondary" due to topographical variances (Tijeras Arroyo) and/or present utility limitations.

The percent of vacant land by square mile (or section) is described in Figure 5. The far fringe areas of both the East and West Mesa contain the highest percentages of vacant residentially zoned land. Vacant non-residentially zoned areas are well dispersed throughout the city.

Table 2 describes the percentage of vacant land in each geographic area by its "primary" or "secondary" usability. With the exception of the West Mesa area, "primary" usability land exceeds "secondary" land in the city. However, it is significant to note that on the East Mesa, a large amount of "secondary" usability land was found to be at the fringes, that is, east of Tramway, south of Central Avenue in the Eubank Boulevard area, south of the Sunport and north of Montgomery Boulevard in the Tramway Boulevard area. The majority of West Mesa lands judged "secondary" are located west of Coors Road in the Southwest area adjacent to Westgate Heights. Inadequate water availability and capacities preclude this largely undeveloped area from being "primary" for development.

Table 2 on the following page summarizes the usability potential of vacant land in each area.

TABLE 2

USABILITY OF VACANT LAND BY AREA (%)

	West Mesa	Valley	East Mesa	City Total
Primary	18 % (563 acres)	51.8 % (683 acres)	58 % (5566 acres)	6812 acres
Secondary	82 % (2562 acres)	48.2 % (631 acres)	42 % (4030 acres)	7223 acres

In the "developing" classification, a total of approximately 570 acres has been counted. These lands for the most part are in the R-1 zone, with several sizable R-3 and commercially zoned tracts found along Montgomery Boulevard where intensive apartment construction is occurring.

IV. CONCLUSIONS AND RECOMMENDATIONS

The community of Albuquerque is paying for vacant land - a commodity which is an eyesore, a trash collector, and a source for blowing dust. Except for land which is irrigated and farmed and certain parcels which may by coincidence work well as open space, there are no substantive gains to the city for by-passing vacant land. Effectively, the City is paying for much of the utility services, fire and police protection and roads in or near large tracts of by-passed land. Admittedly, this is not an entire loss, for the presence of long strips of vacant land stretching to downtown Albuquerque has made it considerably cheaper to purchase freeway and street rights-of-way. However, it is more important to consider the fact that substantial public investment is being under-utilized and could be put to greater use without added expense if by-passed land were developed. Curtailment of unnecessary sprawl has obvious economic benefits to the City and its residents.

At this time the City has no mechanism for encouraging the development of by-passed land. The economics of vacant land, which includes a market analysis of by-passed land, is a complex subject for further study. The fact remains, however, that as long as it is profitable to hold land for speculative purposes at relatively low carrying costs in the more intensely developed areas of the City, developers will continue to seek improvement of lands on the urban fringe.

Public policy should therefore encourage development within the urban area by devising a set of positive policies to encourage in-fill of land which this study shows is available. Consideration of increased densities, stand-by charges for available public services, alteration of property taxation, or other methods of encouraging utilization of by-passed properties should be studied and implemented as soon as possible.

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EXHIBIT
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ALBUQUERQUE [illegible]

1985 LAND USE PLAN

FEBRUARY [illegible]

LAND USE PLAN - 1985

ALBUQUERQUE, NEW MEXICO

Economic Analysis & Projections

Existing Land Use

Land Use - 1985

Prepared in Cooperation with the
ALBUQUERQUE TRANSPORTATION STUDY

By: PLANNING DEPARTMENT
City of Albuquerque

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This material was prepared under the Urban Planning Assistance Program of the New Mexico State Department of Finance and Administration.

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FEBRUARY, 1964

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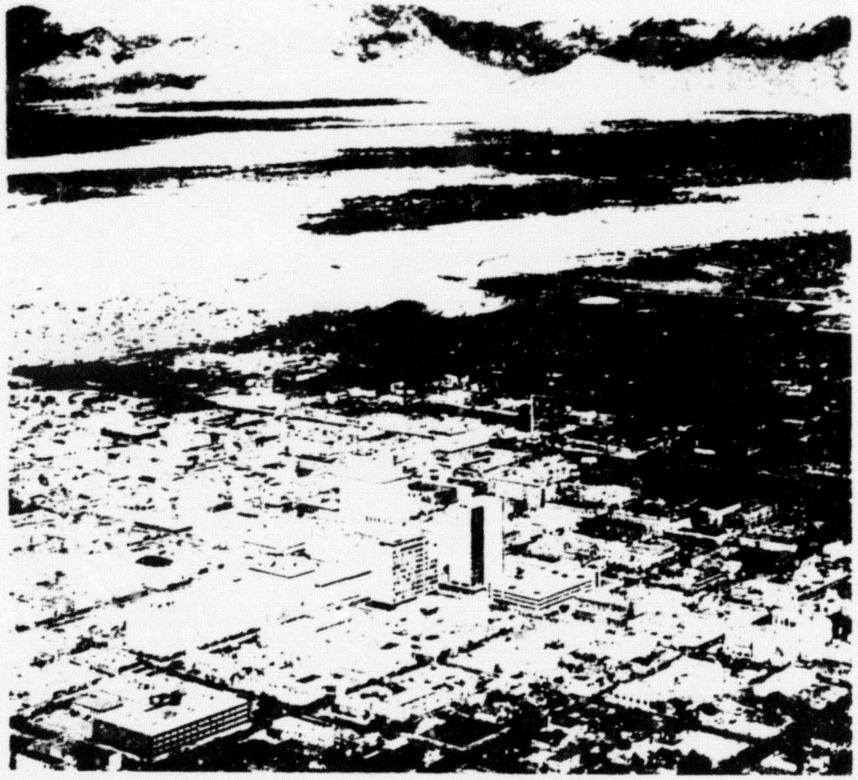

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***Responsible for Major Assignments in the Preparation of This Report*

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COVER POCKET

Generalized Land Use Map, 1962
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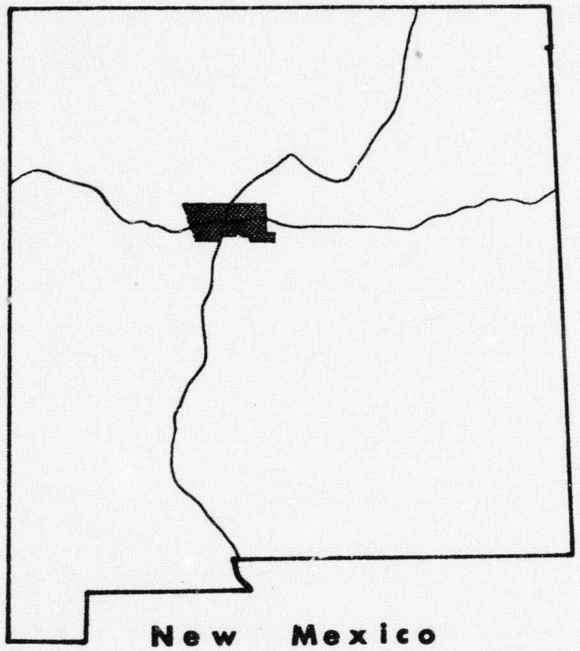
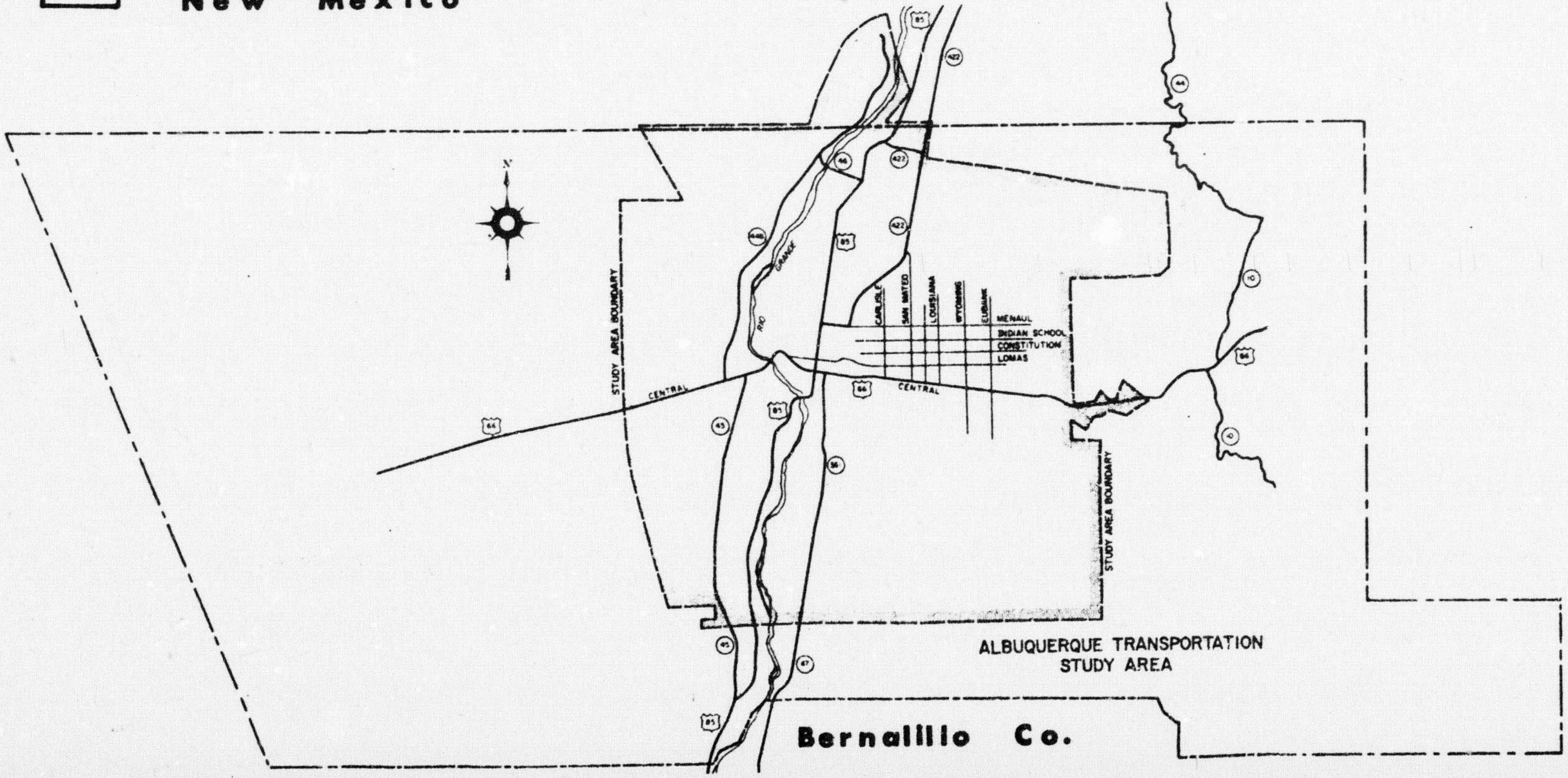
Location Map

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INTRODUCTION

This study has been conducted in cooperation with the Albuquerque Transportation Study. Its purpose is to refine and expand previous planning studies, prepare a plan and projections for the year 1985, and to assemble the plan data and information in a form suitable for computer analysis for the Transportation Study and for a continuous planning program. This study also attempts to coordinate a series of special plans that have been produced for specific problems such as water, flood control, parks, etc., and to incorporate them into a more comprehensive framework of a land use plan.

SCOPE: The scope of this study is directed primarily to a study of the urban Albuquerque Metropolitan Area as defined by the internal traffic zones of the Albuquerque Transportation Study Area. However, most of the control data has been based on statistics for the Albuquerque Standard Metropolitan Statistical Area (SMSA) which is Bernalillo County. These control figures have then been converted to the study area.

The level of planning detail is much greater in this study than in any previous study in the area. Basic planning statistics were compiled on the city block level from surveys of each land use in the area. Mapping of information was done, for the most part, on a scale of 1'':200' with coding and tabulation to allow automatic compilations on a block basis by a two-digit classification. Most of the planning analysis was done by traffic zones, which are roughly one-third the size of census tracts. The 1985 Plan and resulting data have been compiled and mapped at the detail level of the 1'':2,000' map.

PARTICIPATING AGENCIES: This study is a contributing portion of the Albuquerque Transportation Study in which five local, state, and federal agencies are participating.

It has been prepared under an urban planning assistance program, New Mexico Project P-21, and financed in part by an urban planning assistance grant from the Housing and Home Finance Agency under Section 701 of the Housing Act. Local financial participants are the City of Albuquerque and Bernalillo County.

This study was prepared by the staff of the Planning Department, City of Albuquerque. Most of the work was conducted by the Advance Planning Section.

PLANNING PROGRAMS: Over the past three or more years, a number of major planning studies and reports have been produced which have been incorporated in this report. This study also has been coordinated with several studies currently in progress. Even before this report is published, additional special studies probably will be begun to continue and carry on the planning process.

In 1962, a series of pilot studies prepared the way for this report. They covered such basic items as population and economic base projections, historical review of Albuquerque's development, a review of the Thorofare Plan, and preliminary planning on land use and public facilities. Other special planning programs have been completed. These resulted in report on Water Distribution, Storm Drainage, Sanitary Sewers, Parks & Recreation, and Zoning.

In addition to the Albuquerque Transportation Study, other major planning studies currently are being conducted by the Planning Department. These include studies of the Central Business District and other areas subject to transition that may be in need of neighborhood rehabilitation or urban renewal.

The Planning Process: The primary objective of comprehensive city planning is to guide future growth, solve existing problems, and preserve desirable values. The 'plan' is not merely a report or map stating what is to be done in the future. It is more nearly a continuous process of research, analysis, design, evaluation, and effectuation. It is not permanent or static, but a continuing process which reviews, compensates, and adjusts to meet changing needs and conditions. It involves not only planners, but people of all levels, both public officials and private citizen interest.

This report is a tool in the planning process presenting the professional research, analysis, and design for a land use plan for 1985. It must now be carefully evaluated, then implemented.

Comprehensive Planning Application:

The information compiled in all of these reports will provide the framework for solution of immediate problems. It will be possible for the City to relate its day-to-day problems to this framework and make decisions based on this plan of action. It provides the community with the means to control its growth and progress in a businesslike manner. It is an integral part of the continuing planning process.

THE PLANNING PROCESS

Research	Analysis	Design	Evaluation	Implementation
Population	Population Projection	Population Distribution	Public Presentations	Plan Adoption
Attitudes & Preferences	Attitude Analysis	Use Densities & Characteristics	Administrative Review	Zoning Control
Land Uses	Land Use Requirement	Land Use Pattern	Citizens' Interests	Subdivision Regulation
Land Economics	Economics	Economics	Coordination	Code Enforcement
Public Facilities	Facilities Required	Facilities Plan	Public Hearings	Public Information
Circulation	Traffic Flow	Area Plans		Capital Improvement Programs
Needs & Desires		Presentations		

Figure #2

A 9988

Economic: 1. Albuquerque should plan for a population of 830,000 by the year 1985. The Transportation Study should anticipate 825,000 persons residing within its study area.

2. Albuquerque can expect 300,300 to be employed by 1985.

3. Major characteristics of the future economy will include:
   - A. Greater diversity of economic base.
   - B. Increased importance of the science-oriented industries.
   - C. Increased importance as a regional business and trade center for New Mexico and the Southwest.
   - D. Increased importance of the tourist and convention trade.
   - E. Continued governmental activity - both military and civilian.

People: Albuquerque residents will continue to be a youthful highly educated group with a large portion of professional and skilled trades. These people will command a relatively high income level, seek the informal life afforded by Albuquerque's climate, and demand more and more of the amenities afforded by the area's outdoor resources, their educational background, and their income level. To meet these demands, greater emphasis must be placed on the development of recreational and cultural facilities.

Growth: 1. The Northeast and Southeast Heights will continue to develop with the closer-in areas reaching practical capacities. The Elena Gallegos Grant will expand the Heights residential areas.

2. The West Side, including the South Valley, will start to develop extensively. Because of the lack of present development, West Side can be expected to become the fastest growing area of the city on a percentage basis, although the Northeast Heights will continue to have the most absolute growth.

3. The Central Business District (CBD) will re-gain some of its importance in the community. It will become more nearly the geographic center of the area, readily accessible from any part of the community within about 30 minutes' time. It will become more important as a business and governmental center, and re-gain importance as a retail and accommodations center.

4. Industry will generally locate in the corridor between the valley and the East Heights along the lines of the railroad and the Pan-American Freeway. Concentrations also will develop on the west side of the river. These locations are easily accessible to transportation facilities and have large tracts of land which are either vacant or can be easily redeveloped. The areas have utilities or can easily be served in the future.

By 1985, there is a good possibility of the need for another large special-purpose type of facility similar to Sandia Base or Kirtland Air Force Base which should be located on the West Mesa west of the volcanoes.

5. Commercial development will become more specialized. Retail outlets will be designed to accommodate the people they serve. Commercial establishments will tend to group themselves in more effective combinations that will strengthen the whole commercial area. Conflicting groupings will be avoided. Retail and service establishments serving local residents will gather in shopping centers located near the residential areas. Facilities catering to the tourist trade will collect to strengthen their attracting power. Special commercial establishments will locate where they can best serve their customers.

6. Public and institutional uses also will specialize. Those facilities serving local residential areas will locate in the areas they serve.

A large grouping of cultural-medical type facilities will tend to gravitate around the nucleus of the Civic Center, hospitals, and the University of New Mexico. Governmental offices will be concentrated in the CBD.

Albuquerque will have to expand

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DEFENDANTS
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educational and cultural facilities to keep pace with the growth of science-oriented industries.

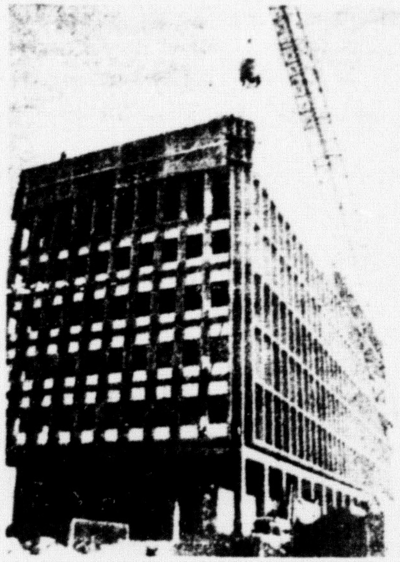
7. Recreation will become more important as the residents have more time, money, and desire to participate in recreational activities.

Albuquerque will have to act on several fronts to meet these needs. First, it must preserve and develop the natural scenic attractions of the area, especially the mountains, the river and the volcanoes. Second, it must serve the expanding residential area requirements, and third, it must promote commercial recreational facilities.

Residential Development: Single-family residential development will continue to be the predominant housing type. Most of these will be in medium density areas of 3 to 6 dwelling units per gross acre. Areas which offer special amenities will develop at lower densities. These include the Sandia foothills, the better valley locations, and along the lava flow on the west side.

Multiple-family units will command an increasingly high percentage of the housing market in Albuquerque, especially those of the 'garden apartment' type. These will attract all income level groups, and will begin to attract more families. Even with the expected rise in multi-unit construction, Albuquerque will still remain a low-density metropolitan area with only a few areas of the city ever attaining high-density as compared with densities in other cities.

Urban Sprawl: One of the greatest hazards to Albuquerque's growth will be the continued leapfrogging of urban development leading to higher costs to provide the necessary public facilities. Excessive sprawl could cause the community to be financially incapable of providing adequate facilities to serve the people. The future can be expected to bring greater controls against sprawl development and measurements which would reduce the public financial burdens to support scatteration.



A 9990

Table #1

LAND USE, 1962-1985

To accommodate a population of 825,000 within the Albuquerque Study Area, we can expect corresponding changes in land use development. These are summarized in the table below.

ACRES OF LAND USE

	Residential	Commercial	Industrial	Public & Public Open	Agricultural
1962	17,811	2,300	2,677	7,126	181,715
1985	50,736	6,194	10,481	24,404	120,793

Study Area Total Acreage: 212,608

A 9991

Purpose & Methodology: The purpose of this section of the report is to review the economic and population characteristics which have caused the growth in Albuquerque and to project these factors to the year 1985.

Much of the work included in this section is based on studies made previously for the Planning Department by economic consultants. These include Stanley J. Brasher's 1962 study 'Economic Analysis & Projection for Albuquerque, New Mexico' and Larry Smith & Company's study, 'Economic Analysis & Development Planning, Albuquerque Central Business District' more concurrently with this study.

In analysing the economic and population trends in Albuquerque, the Planning Department relied heavily on the research and analysis of preceding studies. The conclusions, therefore, reflect the work of several planners and economic consultants and are based on the best data currently available and the best judgment as to the major economic forces that are expected to affect conditions and community values in Albuquerque within the next 20-25 years. The above references should be consulted for more detailed information.

These economic and population projections, made as a result of this study, were the basis for the preparation of the 1985 Land Use Plan.

Basic Assumptions: Any future projections of population and economic conditions require certain qualifications and assumptions, the most basic of which are:

1. This area and the nation as a whole will not suffer any major war or economic depression during the next 20 - 25 years, and income levels and purchasing power will remain steady or rise to some extent.
2. Birth rates in the Albuquerque area, although higher than the nation as a whole, will level off generally in accord with the present trend of rates in the United States.
3. Mortality rates will remain low.
4. Allocations of federal funds for defense and research activity in the general Albuquerque area will show no basic change.
5. The community will provide adequate additional facilities for an increased population.
6. The supply of water and power will continue to be favorable.

It should be noted that these are basic assumptions, and if conditions are altered radically because of unforeseen circumstances such as war or national disaster, it might be necessary to revise the results of this analysis in the light of the changed conditions.

Economic Base of Albuquerque: Historically, Albuquerque has shown a trend of growth. This has largely been due to the nation's steady expansion westward and especially in recent years to the southwest. Albuquerque has a favorable climate that is attractive to people and modern scientific industry. The last two decades have been particularly outstanding for Albuquerque, largely because of the expansion of federal government operations in science-oriented industries. From all indications, further outstanding growth is in store for the Albuquerque area over the next 20-30 years.

Albuquerque is well-located in the middle of the growing Southwestern United States where it is a focal point for trade and commerce. Albuquerque's strategic location is further enhanced by its moderate climate. It is served by major air, rail, and bus lines. US Highways 66 & 85 traverse New Mexico through Albuquerque, as do interstate counterparts, I-25 & I-40. These routes are a major part of the federal interstate highway system and will provide Albuquerque with a more direct motor access to all major metropolitan centers in the nation.

Over the past two decades, a fundamental stimulus to Albuquerque's enormous growth was the establishment and acceleration of federal government operations. The establishment of Kirtland Air Force Base in the early 1940's, its postwar expansion for research and development, and the growth of atomic energy facilities at Sandia and Manzano Bases have greatly increased federal, civilian, and military employment in the area. This has sparked expansion of other non-government-connected enterprises.

It is evident that the basic structure of Albuquerque's economy is significantly dependent on government employment and expenditures. In 1960, for instance, federal employees alone accounted for 38.1% of all basic or supporting employees in Albuquerque, and the state government contributed 3.4%. Moreover, basic employment in business service industry, made up mostly of employees of Sandia Corporation, a U.S. Atomic Energy Commission prime contractor, was 17.4% of the total basic employment. ACF Industries, Incorporated, whose Albuquerque operations are wholly government-connected, hired about one-half the basic workers in manufacturing, making its share of the total about 5%. Thus government directly and indirectly accounts for about two-thirds of Albuquerque's basic support in terms of employment.

The basic-non-basic* employment ratio in Albuquerque, at present, is low compared to that of other cities of similar character in the Rocky Mountain region, such as Phoenix and Denver. This indicates that Albuquerque's economy has not fully adjusted to the recent changes in basic activities, therefore the prospects are bright for considerable non-basic development in the near future. It is anticipated that large economic advances in Albuquerque in the near future will occur in non-basic manufacturing and service industries.

Since Albuquerque already has a healthy start in the electronics and science-oriented fields, their further development should be encouraged to expand and diversify the economy in future years. These industries have a bright future, and are not restricted as to location, need for large market areas, or proximity to sources of raw materials.

Recently, Albuquerque has become one of the major convention centers for the entire Southwest. With improved air, rail, and highway connections throughout the nation, and improved public and private convention facilities, Albuquerque can expect to continue its growth in tourist trade. Albuquerque is a natural center for the expansion of transportation and distribution services throughout the Southwest.

Employment: During the 1950-60 period, total employment in the Albuquerque SMSA* increased by nearly 42,000 persons to a level of over 94,000 employees. This represents an increase of nearly 81% during the 10-year period.

The table presents the total employment projections by industry for the Albuquerque SMSA through 1985. In these projections, employment in the trade industries is expected to increase as a per cent of total employment in future years.

Similarly, as the economy of Albuquerque becomes more diversified in the future, manufacturing employment is expected to continue to increase as a per cent of total employment. Although total employment in both the services and government categories are expected to increase in future years in terms of absolute employment levels, both categories are expected to decline as a per cent of total employment. The employment figures have been adjusted

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*'*Employees which can be assigned to production of goods or services for the outside market are called basic employees and their employment, basic employment. Those producing for the local market are called non-basic employees.' From 'Albuquerque Economic Supports Analysis,' General Plan Monograph #1, 1957, p. 3.*

**Albuquerque Standard Metropolitan Statistical Area, a U.S. Bureau of the Census definition, co-existent with Bernalillo County. In subsequent sections of this report, this abbreviation will be used.*

A 9992

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Table #2

TOTAL EMPLOYMENT
ALBUQUERQUE TRANSPORTATION STUDY AREA
1950-1985

	Per Cent of Total Employment					Total Employment				
	1950*	1960*	1970	1980	1985	1950*	1960*	1970	1980	1985
Agriculture	2.7	1.1	.9	.7	.6	1,410	990	1,350	1,650	1,800
Mining	.2	.3	.3	.4	.5	120	240	450	950	1,500
Construction	13.7	7.9	8.1	8.3	8.4	7,130	7,480	12,200	19,750	25,200
Manufacturing	5.0	8.8	10.4	12.3	13.4	2,610	8,300	15,650	29,300	40,200
T/C/U*	7.4	6.6	6.2	5.7	5.5	3,890	6,260	9,300	13,550	16,500
Transportation	5.5	3.8	3.5	3.2	3.1	2,880	3,560	5,250	7,600	9,300
Communications	.9	2.0	1.9	1.8	1.7	470	1,920	2,850	4,300	5,100
Utilities	1.0	.8	.8	.7	.7	540	780	1,200	1,650	2,100
Trade	22.2	18.9	22.1	24.7	26.0	11,600	17,780	33,200	58,800	78,000
Retail	17.7	15.0	17.0	18.6	19.7	9,230	14,140	25,550	44,300	59,100
Wholesale	4.5	3.9	5.1	6.1	6.3	2,370	3,640	7,650	14,500	18,900
Finance, Insurance & Real Estate	3.5	4.5	4.5	4.5	4.4	1,840	4,260	6,750	10,700	13,200
Services	17.9	24.1	22.9	21.9	21.1	9,320	22,690	34,400	52,150	63,300
Business	5.4	10.1	9.6	9.2	8.8	2,790	9,510	14,400	21,900	26,400
Personal	6.5	6.1	5.8	5.5	5.3	3,400	5,710	8.700	13,100	15,900
Professional	5.1	7.3	6.9	6.6	6.4	2,670	6,860	10,400	15,700	19,200
Amusements	.9	.6	.6	.6	.6	460	610	900	1,450	1,800
Government	26.0	25.6	22.4	19.3	17.9	13,560	24,080	33,650	45,950	53,700
Federal (Incl. Military)	18.5	17.7	15.5	13.4	12.4	9,660	16,640	23,300	31,900	37,200
State	2.7	2.3	2.0	1.7	1.6	1,410	2,150	3,000	4,050	4,800
Local	4.8	5.6	4.9	4.2	3.9	2,490	5,290	7,350	10,000	11,700
Miscellaneous	1.4	2.2	2.2	2.2	2.2	720	2,110	3,300	5,250	6,650
Total Employed	100.0	100.0	100.0	100.0	100.0	52,200	94,190	150,250	238,050	300,050
Unemployed (As Per Cent of Total Labor Force)	3.9	4.5	3.8	3.2	3.2	2,100	4,410	5,950	7,850	9,900
TOTAL LABOR FORCE						54,300	98,600	156,200	245,900	309,950

Note: All Population Figures Rounded to the Nearest Fifty

*Based on the Albuquerque Standard Metropolitan Statistical Area (All of Bernalillo County)

Source: Derived from "Economic analysis for Development Planning. Albuquerque Central Business District", Larry Smith & Associates, 1963.

to the Albuquerque Transportation Study area and are based on a population projection for 1985 of 825,000 persons within the study area.

Population Growth & Projections: In the past, several population projections to various dates have been made by the Albuquerque City Planning Department for the metropolitan area. These projections, appearing in Table A-7 of the appendix, were studied by the Planning Department and by Larry Smith & Company in their economic analysis of the Central Business District. From these studies, a series of population projections for various dates have been selected and are included in Table #3. A minimum projected population of 500,000 for the Albuquerque SMSA would occur if we were to assume no net migration into or out of Albuquerque. Like-

Table #4 **HISTORICAL POPULATION STATISTICS**

	1940	1950	1960
City of Albuquerque	35,400	96,800	201,200
Albuquerque SMSA	69,400	145,700	262,200
New Mexico	531,800	681,200	943,300
Continental United States	131,669,300	150,697,400	178,464,200

Note: Figures Have Been Rounded

Source: Lary Smith and Co., "Economic Analysis for Development Planning, Albuquerque Central Business District", September, 1963

wise, a medium estimate assuming a conservative amount of in-migration would give a population of 685,000 by 1985. The third projection assumes a more liberal, but not unreasonable, estimate of future immigration and gives an estimate of 830,000 persons in the Albuquerque Standard Metropolitan Area by 1985, or, when factored down to the Albuquerque Transportation Study area, a figure of 825,000 persons. Each population projection has been based on different assumptions and conditions, therefore, each has its own value and place in planning.

For purposes of planning permanent public facilities which will affect the growth and development of the city beyond the projected dates, the Planning Department has chosen the highest reasonable population estimate. For some purposes, such as economic studies or other planning purposes requiring a more conservative projection of population, the middle or lower projection figure may be applicable. For purposes of the remainder of this report dealing with the Albuquerque Transportation Study or physical planning to the year 1985, the higher population estimate of 830,000 for the SMSA or 825,000 for the Albuquerque Transportation Study area has been used. This planning policy is based on the need to plan and design adequate permanent physical facilities for the highest reasonable population estimates.

For further, more detailed, information concerning the population economic base forecasts, refer to 'Economic Analysis & Projections for Albuquerque, New Mexico', dated 1962, by Stanley J. Brasher, and 'Economic Analysis for Development Planning, Albuquerque Central Business District' by Larry Smith & Company, dated September 1963, and the preliminary report 'Population & Economic Base Projections, 1985',

Table #3 **POPULATION PROJECTIONS TO 1985**
ALBUQUERQUE SMSA

Year	Low Series	Middle Series	High Series
1960	262,199	262,199	262,199
1965	297,900	316,000	330,000
1970	336,400	388,100	418,000
1975	380,900	470,900	522,500
1980	433,900	567,500	658,000
1985	500,000	685,000	830,000
1985 Adjusted to ATS Study Area			825,000

Note: The Low & Middle Series are based on projections of Stanley J. Brasher in his report, "Economic Analysis & Projections for Albuquerque, New Mexico". The 1985 projections and the High Series are Planning Department estimates.

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Table #5

ALBUQUERQUE TRANSPORTATION STUDY
CURRENT & FUTURE POPULATION

DISTRICT	1962 POPULATION	1985 POPULATION PROJECTION
50,51 & 52	37,328	39,000
53	4,064	1,000
54	1,660	4,500
55	7,951	50,000
56	23,606	59,000
57	2,088	37,000
58	9,481	56,000
	86,178	246,500
60	19,493	38,500
61	14,637	36,500
62	190	48,400
63	-	5,500
64	1,992	26,400
65	4,660	14,000
66	1,689	3,500
	42,661	172,800
70	11,563	26,000
71	-	39,200
72	94	-
73	-	3,000
74	20,976	68,000
75	15,799	46,000
76	21,508	58,500
	69,940	240,700
80	13,830	24,500
81	23,463	34,000
82	17,222	43,000
83	785	14,500
84	9,102	12,000
85	21,374	37,000
86	-	-
	85,776	165,000
STUDY AREA TOTAL	284,555	825,000

A 9995

dated April, 1963, by the Albuquerque City Planning Department.

Median Family Income: U.S. Census figures show Bernalillo County had a median family income of $6,252, and the City of Albuquerque, $6,624 for the year 1959. These figures compare with $4,200 for U.S. Metropolitan areas. About 17.7%, or 7,855 families, in Albuquerque are in the $10,000-$14,000 income bracket. Only 21.8% or 4,158 families, have an income of $4,000 or less.

Incomes in Albuquerque are comparatively high and will be reflected in the development Albuquerque can expect in the future. For purposes of the Transportation Study, the income level of families in each traffic zone was determined from Census information. Adjustments, when necessary, were made on the basis of current housing values.

In determining the 1985 Median Family Income Level, the following criteria were applied:

1. Albuquerque will continue to maintain its relatively high family income level.
2. There will be fewer concentrations of low income families,

Figure #3

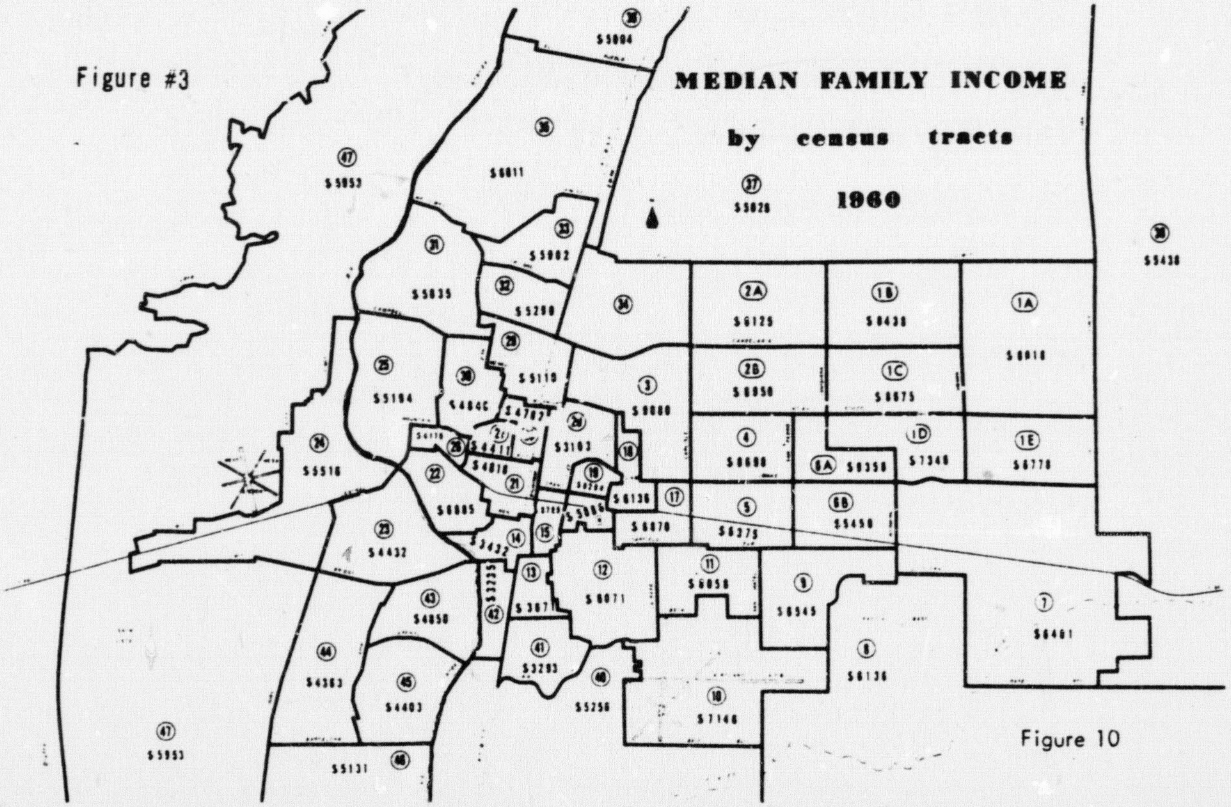

MEDIAN FAMILY INCOME
by census tracts
1960
37
$5028
36
$5004
35
$6011
47
$5953
33
$5002
31
$5835
32
$5290
34
2A
$6125
1B
1A
2B
1C
$6875
29
$5119
25
$5194
30
$4846
$4787
3
24
$5516
26
21
19
20
$3103
18
4
6A
1D
$7340
1E
$6778
22
$6085
$4818
$6136
17
5
$6275
6B
$5450
23
$4432
$3432
14
15
$6870
13
$387
12
$6071
11
$6058
9
$6545
7
$6461
43
$4850
42
41
$3293
44
$4363
45
$4403
40
$5256
10
$7146
8
$8136
$5131
46

Figure 10

due to several factors – general improvement of social and economic conditions in the lower income groups, urban renewal, neighborhood rehabilitation, or general dispersion made possible by greater opportunities for low cost housing.

3. There will be greater diversity of housing types in most of the developed areas, attracting a wider range of income levels, and tending to average the income level in developed zones.
4. Higher income families will continue to populate the new housing areas, particularly those with special amenities.

Table #6

FAMILY INCOME - 1959

	City of Albuquerque		Bernalillo County		United States (Metropolitan Areas)	
	No. of Families	Cumulative %	No. of Families	Cumulative %	No. of Families	Cumulative %
Less than 1,000	1,421	2.8	2,167	2.418		
1,000 - 2,000	2,307	7.4	3,233	8.518	4,523,012	23.4
2,000 - 3,000	3,082	13.5	4,328	15.345	2,202,426	34.8
3,000 - 4,000	4,159	21.8	5,960	24.747	2,411,994	47.4
4,000 - 5,000	4,910	31.6	6,802	35.477	2,459,726	60.1
5,000 - 6,000	5,631	42.8	7,401	47.152	2,245,031	71.8
6,000 - 7,000	5,609	54.4	7,173	58.467	1,623,840	80.2
7,000 - 8,000	4,605	63.5	5,535	67.199	1,144,218	86.1
8,000 - 9,000	4,007	71.6	4,666	74,559		
9,000 -10,000	3,332	78.2	3,774	80.513	1,349,096	93.1
10,000 -15,000	7,855	93.8	8,902	94,556	1,003,069	98.3
Over 15,000					331,306	100.0
15,000 -25,000	2,325	98.4	2,578	98.622		
25,000 & Over	793	100.0	873	100.000		
TOTALS	50,236		63,392		19,293,718	
Median Income	$6,624		$6,252		$4,200	

Source: Census of Housing, 1960, Albuquerque, New Mexico and United States Metropolitan Housing

RETAIL SALES & EMPLOYMENT DISTRIBUTION

Table A-5 of the appendix shows the distribution of retail sales and employment for 1962 and 1985 by traffic zones as a percentage of the study area. The retail sales are distributed throughout the area, but the largest concentrations are in the CBD and the zones with larger shopping centers. Employment is more concentrated with the majority in zones along the railroad tracks in the valley and the military bases. Quadrants 5 & 8 account for 71.5% of the total retail sales and 82.8% of the employment in 1962.

The 1962 retail sales distribution by zones is based on retail sales reports for city and county occupation licenses. The 1985 distribution was adjusted according to the Larry Smith and Company economic report on the CBD and the 1985 Land Use Plan distribution of commercial land use.

The 1962 employment distribution is based on employment data from the State Employment Security Administration, Albuquerque Industrial Development Service, Chamber of Commerce, direct contacts, and the 1962 Land Use Survey. The figures were adjusted for 1985 based on employment projections for industry and 1985 Land Use Plan distributions.

A 9996

Turquoise sky - bright sunshine - clean, clear air

Ernie Pyle wrote:

'It is so bright and you can see so much of it...
half the horizon is yours in one glance
just for the looking, and the distance sort of
gets into your soul and makes you feel
that you, too, are big inside.'

Albuquerque is situated in the heart of the so-called 'Southwest Sun Country.' With mild weather, yet with healthy seasonal changes, Albuquerque's climate has attracted people for many years. Much of Albuquerque's early history and growth was based on a climate favoring health seekers looking for mild weather, dry air, and ample sunshine.

Climatologically, Albuquerque is classed as having a high altitude, arid, continental climate. Humidity is low. Temperatures are never extreme, summer or winter. Much of the rain comes during the summer months from brief thunderstorms. Normally, a snowfall of an inch or more falls about five times a year, each time melting within a few hours. In contrast, however, at La Madera Ski Area (8,600-9,600 ft.) on the east slope of the Sandia Mountains, a few miles east of the city, sufficient snow accumulates for skiing from mid-November to March.

Topography has a decided effect on climatic conditions in Albuquerque. The Sandia-Manzano Mountains, rising to 10,678 ft. at Sandia Crest, receive sufficient moisture to support a dense forest. The adjacent lowlands and the Rio Grande Valley use underground water for crop and lawn irrigation.

There is a noticeable difference in temperature between the Valley and Heights areas. This leads to oc-

A 9997

casional air inversions that can trap dust and other air pollutants in the Valley. The mountains to the east of the city partially block cold air moving into the southern Great Plains with winter storms.

Daily temperatures vary considerably, but extremes are rare. Summer daytime temperatures may be warm, but 100° is reached on only about three days a year. Summer nights almost invariable are cool and comfortable.

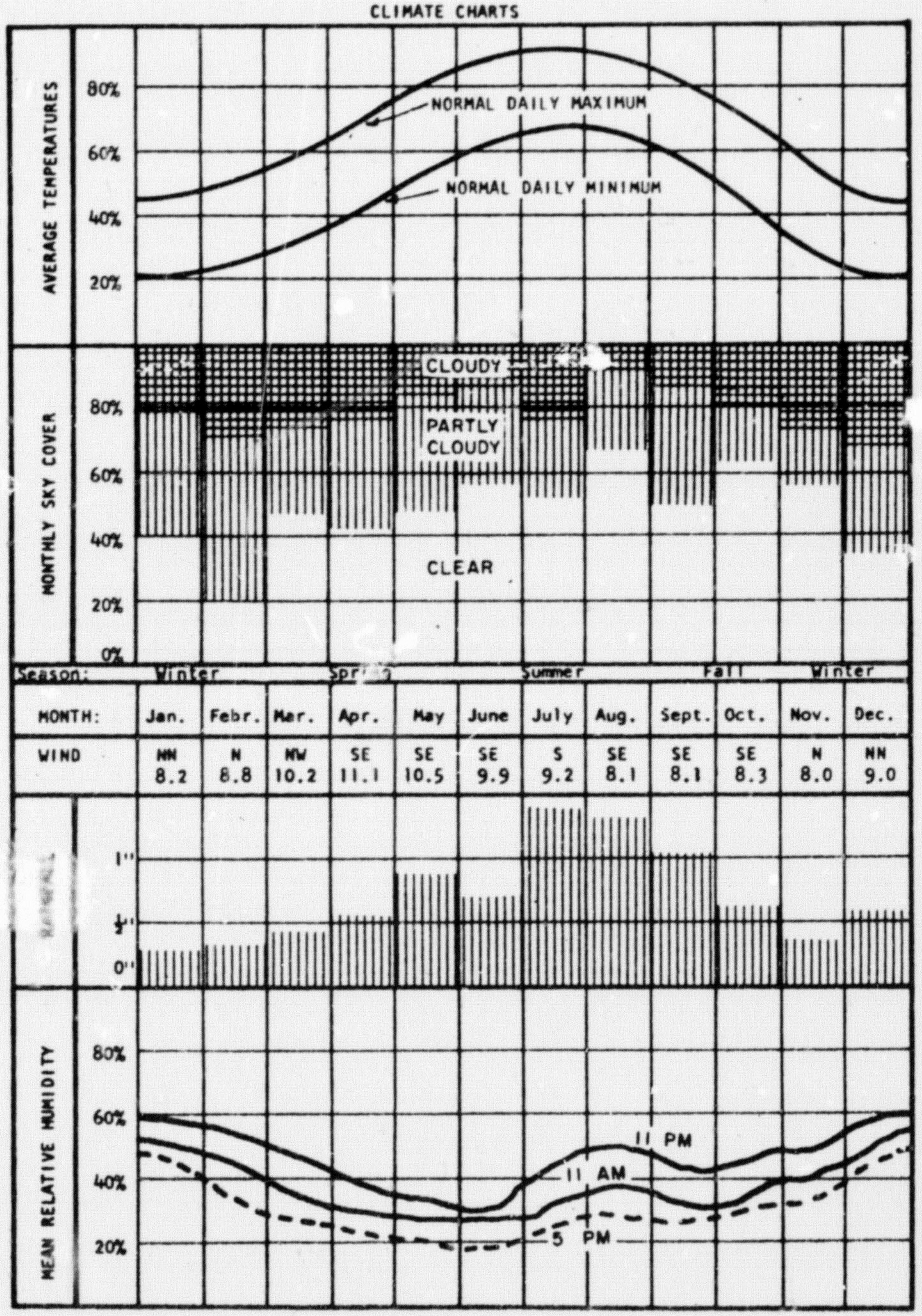
Winter daytime temperatures average about 50° with only two days a year that the temperature does not rise above the freezing point. Nighttime temperatures rarely drop below 20°.

Humidity is relatively low, averaging about 43%. June, our driest month, averages 20%. The remainder of the year, the warmer part of the day averages 30%.

Winds normally are light; hurricanes are unknown in this area. Velocity occasionally increases in gusts to more than 25 MPH, but the mean hourly speed is only 9 MPH. After periods of little or no precipitation, gusty winds may pick up dust. Winter precipitation is low. Spring wind velocities, the highest of the year, cause dust storms. Blowing dust is Albuquerque's main climatic problem, but this is of minor consequence and will no doubt diminish

Figure #4

CLIMATE CHARTS



Source: U. S. Meteorological Service, Albuquerque Municipal Airport.

A 9998

A 9999

as the city develops its vacant spaces.

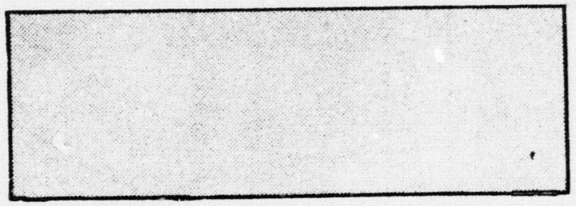
Sunshine is Albuquerque's outstanding year-round climatic characteristic. In a year's time, the sun shines from dawn to dusk 76% of the time.

Climate & Living Conditions: Needless to say, Albuquerque's climate has a marked effect on local living conditions. People dress and live more casually than in other parts of the country. They spend more time outdoors. Their homes are designed for outdoor living. Their recreation and leisure time activities reflect the climatic and natural resources Albuquerque and New Mexico offer in abundance.

Climate & The Economy: Climate influenced one of Albuquerque's first major attractions as a health resort. It still is attracting people for health reasons or retirement, but it also is attracting many businesses. Some are drawn here merely because their people want to live here, others find the climate well-suited to their needs. The tourist and convention trades rely on good weather. Many of the science-oriented research, development, and manufacturing firms enjoy the favorable climate.

Recently Albuquerque established a record 749 consecutive days without the sun missing a daily appearance. The record included the entire calendar years 1962 & 1963.

TOPOGRAPHY & DRAINAGE



Strong topographic features outline the Albuquerque Metropolitan Area. Towering several thousand feet above the mesa and valley, the most spectacular is the Sandia-Manzano Range just east of the city. Tijeras Pass, carved by the Tijeras Arroyo, is the only major break in the range. Tijeras Arroyo, draining up to 100 sq. mi. of mountain country, has eroded a deep canyon across the mesa forming the southern boundary of present development.

The East Mesa stands as a shelf above the Rio Grande Valley. It is almost flat except where water has eroded channels (arroyos) across it. Though usually dry, the depth and extent of these arroyos indicate with what intensity the little rain we have falls. The arroyos create a definite pattern, unfortunately ignored by the original gridiron layout of the Northeast Heights, but followed by the Pan-American Freeway (I-40 now under construction.)

Between the arroyos, natural drainage creates a lace-like pattern across the mesa. Much of the run-off trickles through this intricate system, seeping into the porous, sandy soil on its way to an arroyo and the river. This pattern is interrupted when an area is developed and roads are blacktopped. Run-off is intensified, increasing the danger and extremity of flooding in the valley area.

Floods in 1941, 1955 & 1963 caused over $1 million in damage. The Corps of Engineers has plans for two diversion channels to intercept the arroyos and deflect the run-off from the valley to the river itself. Progress in carrying out these plans has been slow. In 1963, a new Flood Control Authority was created, and a bond issue approved to build these channels.

In the spring, the Rio Grande is a turbulent river not naturally confined to one channel. Carrying a heavy load of silt, it builds up its bed only to seek lower channels across adjoining farm lands. For this purpose, levees, riverside drains, and irrigation ditches have been constructed and are characteristic of the valley area.

The Conservancy District has had a continuous silting problem in the river bed. Continuous silting also fills the drains at the rate of 1 ft. every 6 years.

West of the river are two mesas. The lower mesa is only about 1-3 miles wide. The upper mesa, the lava flow area, stands some 100 ft. above it, topped by five cinder cones of extinct volcanoes.

A Summary of the Land, Its Use & Potential: The following notes outline briefly from west to east the characteristics of an area, its present use, and its general potential. The names for each area, delineated on the map opposite, are those in common use.

Lava Flow:

Situation: West of the West Mesa and east of the Rio Puerco Valley.

Characteristics: Eroded volcanic cones surrounded by a layer of lava several feet thick which has protected the native rock from erosion, hence it stands as a cliff some 100 ft. above the West Mesa. It is a flat plain, tilted generally in an easterly direction. The soil is thin, and with only slight rainfall, the area will naturally support only sparse desert flora.

Present Use: A large area is at present being used as a site for an MIT program of cosmic research. Its isolation from man-made interference and atmospheric pollution makes it ideal for this purpose. It also provides grazing for a small number of cattle and sheep.

Potential: The area around the volcanoes commands a magnificent panoramic view of the Sandia, Manzano, and Sangre de Cristo Mountains and the Rio Grande Valley. The volcano area will make a worthwhile regional park and picnic area. It is earmarked for this use at present. Residential uses may be limited for some time because of the expense of cutting through the hard basalt to lay water and sewer lines. Furthermore, the area's steep edge makes access difficult and expensive. Other sections of this report show a limited amount of residential development on the lava flow by 1985. There may be a need for an airport site on the lava flow at some future time. Other extensive special use facilities such as those at Sandia, Manzano or Kirtland Air Force Bases have been suggested for the area west of the volcanoes, however there are no firm plans.

West Mesa

Situation: The West Mesa forms a shelf between the higher lava flow and the river valley. North of Central Avenue (US 66), it stretches to the river where it abruptly ends in a steep cliff except in the vicinity of the Alameda Bridge where there is a small pocket of valley area west of the river. South of Central Avenue, the mesa stretches to a cliff face, followed more or less by Coors Boulevard with the South Valley lying below it.

Characteristics: The soil is thin and sandy. Water is scarce. Rain falling on the area seeps quickly through the thin, sandy soil or rushes down its arroyos. It is naturally dry, wind-swept, and treeless, but it can be made habitable by careful watering and tending. It, too, shares the western view of the valley and mountains.

Present Use: Parts of the West Mesa are closer to downtown than the outer areas of the Northeast Heights, and subdivision has begun in this area (Snow Vista). South Coors is sporadically developed with small gravel pits, trailer courts, commercial and warehouse establishments, and residences. The latter usually are substandard, but there are a few well-built, well-kept homes.

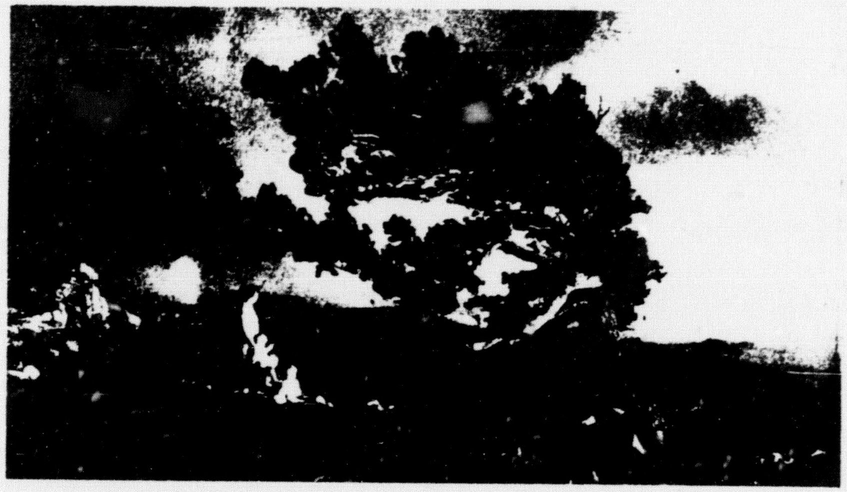
North of Central Avenue and west of North Coors there is little development except along US 66. Here the largest urban use is a private airport. Other uses are of the highway commercial type. At the northern extremity, a new subdivision, Paradise Hills, is beginning to develop around a golf course (proving what can be done on the mesa with water). This area has attracted two of the most recent industrial enterprises to come to Albuquerque.

On the east side of North Coors, there is residential development in the small valley area near the Alameda Bridge. The College of St. Joseph On The Rio Grande,

A10000

a liberal arts college, stands halfway between Alameda and Central.

Potential: Though naturally bleak and inhospitable, this area has potential for future development because of its general location in relation to the city as a whole and the magnificent panoramic view. Development on the equally bleak East Mesa has shown that man-made improvements can enhance such an area beyond recognition. Water is the main prerequisite. The airport is likely to bow out in favor of a more westerly location.



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The Valley:

Situation: The valley is divided roughly into two areas. The Rio Grande River forms an 'S' as it passes the metropolitan area. The North and South Valleys nestle in the hollows of this 'S' formation so that one is east and the other west of the river.

South Valley Situation: The South Valley is bounded by Central on the north, South Coors on the west, the river on the east, and Isleta Indian Reservation on the south. There are virtually two areas with FAS 1348, the new Barcelona Bridge route, forming the rough boundary between them.

South Valley Characteristics & Present Use: North of Barcelona, the area is quickly becoming urbanized. The lots tend to be small and the streets haphazard, based as they are on an old agricultural pattern. Development is concentrated around Bridge Boulevard, the commercial center for the area. Commercial uses and population density continue south of US 85 and thin out toward Coors Boulevard. Development clings to the roads with farm land still used or lying fallow behind.

South of Barcelona, the area is more thinly populated, and the lots usually are larger. However, the character of the area is changing, with Adobe Acres, the South Valley's first tract development, slowly growing just south of FAS 1348.

South Valley Potential: If allowed to grow 'naturally' as in the past, this area will tend to become overcrowded, with poor access, inadequate schools, parks, and other facilities. With proper control of the density of development and the balance of land uses, an interesting and attractive area with its own unique character may result.

North Valley Situation: The North Valley was traversed by the early trails to Santa Fe, now in the form of Second & Fourth Streets (US 85). Further to the east lies the railroad. Though these act as barriers, the true edge of the North Valley is the ridge marking the western extremity of the East Mesa, now dominated by the power station. Its southern edge is marked by Old Town and the Central Business District (CBD).

North Valley Characteristics: The North Valley has been settled and farmed for about 300 years. Los Ranchos de Albuquerque and Alameda were minor agricultural settlements for almost as long. Latterly, more and more of the area has been used for urban purposes, particularly residential, but there is commercial and industrial east of Fourth Street, especially south of Osuna. An industrial area is developing north of the CBD and west of Old Town.

North Valley Present Use: The northern part of the Valley still is predominantly low density residential, some of high quality, especially in the vicinity of Los Ranchos de Albuquerque. Much of the land still is used for agriculture. Second & Fourth Streets, major traffic streets for many years, have attracted motel and trailer court development north of Osuna, while nearer the city there are commercial uses varying from local shopping centers to car lots and secondhand stores. First Street with its proximity to the railroad has developed as a warehouse and heavy equipment center.

North Valley Potential: The North Valley, though it now contains mixed uses, has become an area attractive to those who like low density 'rural' living and can pay for it. Densities will increase over the 20-year period, but this probably will remain the basic character of the area. It is likely that the completion of the freeway system will diminish the importance of Second & Fourth Streets as through traffic carriers north of I-40. Much of the older areas near the CBD probably will go through transition to higher density residential, commercial or industrial uses.

Power Plant Area

Situation & Present Use: The Reeves Power Plant and the American Gypsum plant dominate that part of the East Mesa south of Sandia Pueblo, east of the North Valley, and west of I-25. Gravel operations are carried on in this area utilizing rich sand and gravel deposits.

Potential: With the railroad on one side and a convenient spur into the area, with the freeway, its service roads, major interchanges serving the area, a commercial airport nearby, and the industrial character of the present development, this area probably will develop industrially.

University of New Mexico - Kirtland Air Force Base

The University, Presbyterian Hospital, 2 medical centers, and Kirtland Air Force Base dominate the area between the Pan-American Freeway and San Mateo, and, to a great extent, will dominate their future. These public and institutional uses call for additional residential development and supporting public and quasi-public uses. The University owns considerable land in its vicinity, and its own planners intend to develop much of it for expansion and high density residential use for its students and staff*.

East Mesa & Southeast Heights

These areas have experienced the greatest growth since the war. They serve, in particular, those who work at Sandia Base. This is the area of new tract development, of FHA and GI loans. As vast as the development has been, there still are large undeveloped areas. These are expected to fill in and be practically all developed by 1985.

Elena Gallegos Grant & North Albuquerque Acres

Due north of the present Heights area is a hugh expanse of rough grazing land. The Grant already has been master planned in preparation for further growth of the metropolitan area. Industrial uses are planned for the area between San Mateo and the freeway with a wide band of heavy commercial uses on the east side of San Mateo. The remainder has been designed following the 'balanced neighborhood' concept with the two major arroyos passing through the area designated as lineal parks. North Albuquerque Acres, though similar topographical-

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*'*General Development Plan, University of New Mexico,' Warnecke & Assoc., 1960.*

A10002

A10003

ly, suffers from a vast grid subdivision that is totally inadequate for development. However, the need for the development of North Albuquerque Acres within the next 20 years will be very limited and must overcome the handicaps of poor platting and the ownership pattern before it can compete with undeveloped lands to the south.

South Mesa

South of Tijeras Arroyo and west of Sandia Base's huge southern area lies an area as yet completely undeveloped despite its close proximity to the base and the attractiveness of its setting. This is due to a great extent to complete isolation from the present communications pattern. The need for its development within the next 20 years is very unlikely, however, if it is sold by the government, the present owner, it should be rationally master planned.

Indian Reservations

The Sandia Pueblo and Isleta Pueblo Indian Reservations lie north and south of the Transportation Study area respectively. The settlements are very small, but have been master planned by Harland Bartholomew. Development by 1985 on either reservation will probably be limited and of a special nature such as the tramway terminal approved on the Sandia Pueblo at the base of Sandia Crest.

Sandia-Manzano Mountains

Most of the mountain area east of the city is controlled by the National Forest Service. This is fortunate for the city, for under this jurisdiction, most of the area will remain as open forest land with high value for summer and winter recreation. Problems in the mountains center at Tijeras and private areas along and near the roads, now being subdivided for residential purposes. This tendency may be accelerated with the opening of the freeways, making access to the city less wearisome. Not only will this change the character of the area in general, but it also stands to create water and sewer problems of some magnitude unless density of development, at least for year-round use, is strictly controlled in relation to the water supply and control of pollution*. Tijeras presents a special problem, for since the establishment of a multi-million dollar cement plant nearby, it is torn between being a dormitory suburb of Albuquerque and a site for heavy industry with its accompanying influx of workers (most of them commuters from the city), heavy truck traffic, and nondescript temporary and trailer development. Fortunately, the plant itself is efficient and well-designed, both architecturally and mechanically, to minimize noise and dust nuisances.

Central Business District (CBD)

The Central Business District is located immediately west of the railroad and is bisected by Central Avenue (US 66).

A separate, detailed study is in progress to analyse the existing problems and develop a plan for the revitalization of the core and fringe area of the CBD.

Generally, the plan to be developed will attempt to preserve and increase the established values of the better commercial, business, residential, warehousing, and industrial areas now existing. Marginal, transitional, and dilapidated areas will be planned for rehabilitation, or replacement with higher density residential, commercial or industrial development.

**See report of Ralph H. Plumlee, member, to the Bernalillo County Planning Board, July 6, 1960.*

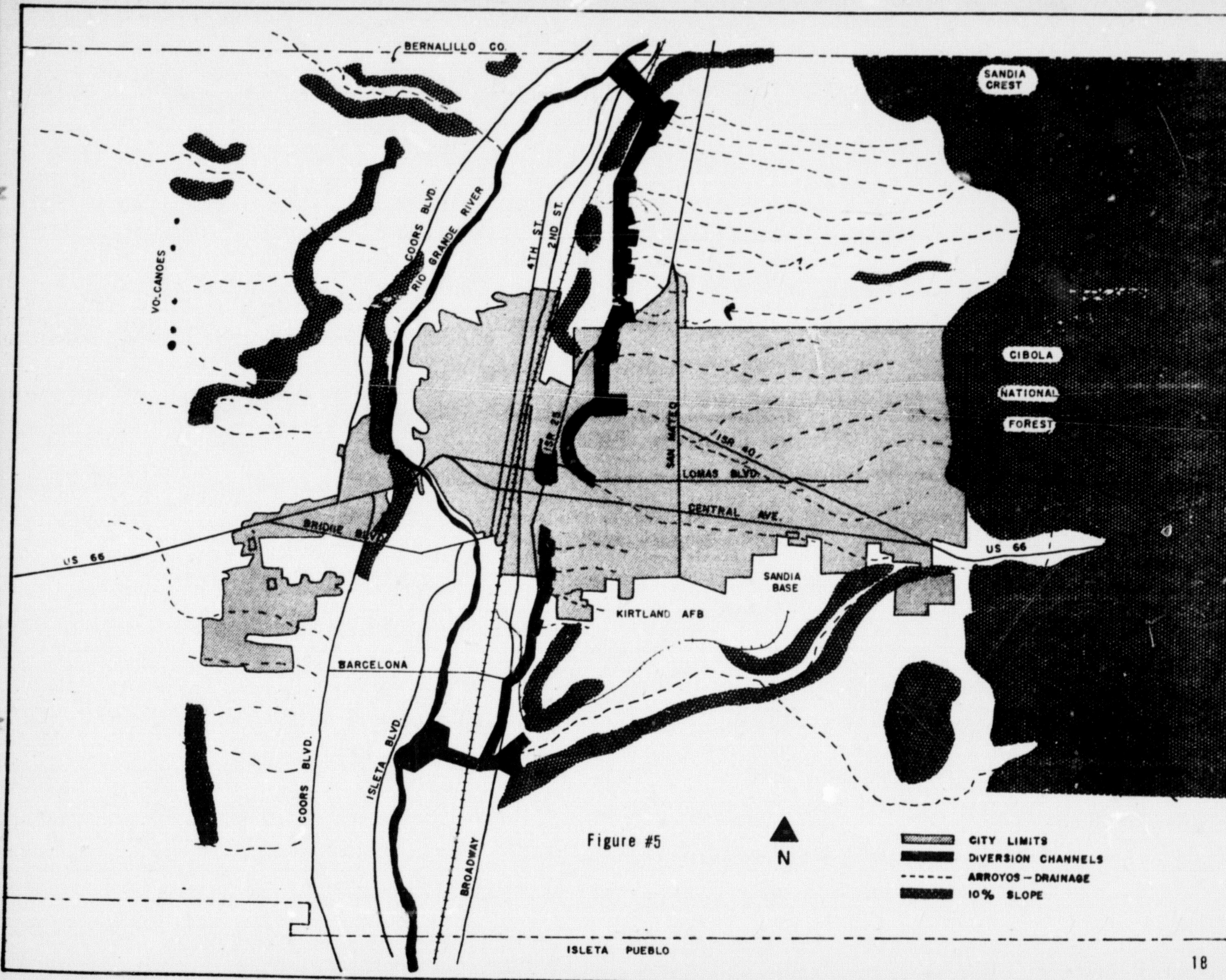
BERNALILLO CO.
SANDIA CREST
VO-CANOES
COORS BLVD.
RIO GRANDE RIVER
4TH ST.
2ND ST.
ISR 25
SAN MATEO
ISR 40
LOMAS BLVD.
CENTRAL AVE.
BRIDGE BLVD.
US 66
US 66
CIBOLA
NATIONAL
FOREST
SANDIA BASE
KIRTLAND AFB
BARCELONA
COORS BLVD.
ISLETA BLVD.
BROADWAY
N
CITY LIMITS
DIVERSION CHANNELS
ARROYOS - DRAINAGE
10% SLOPE
ISLETA PUEBLO

Figure #5

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A10005

ALBUQUERQUE'S GROWTH AND CHANGE

At the beginning of the 18th century, on the 'Camino Real' between Santa Fe and Mexico City, there was an insignificant stopping place between an outpost of the Spanish Empire and the mother country. It was founded by a Spanish army officer who had been given permission to establish a small settlement above the flood plain of the Rio Grande at a point where the river could be easily forded. This was the beginning of Albuquerque – a beginning that is still with us in the Old Town of today.

The coast-to-coast railroad was built a mile or two to the east of the old settlement nearly 200 years later. A few buildings set out on a quickly surveyed grid of streets straggled around it. Crossing the old north-south route between Santa Fe and Mexico was an east-west road which served the California immigrants. A ford, a railway, and an important crossroads gave Albuquerque its initial importance.

Albuquerque's history has been influenced by its privileged position. Cross-country airline routes in modern times were significant to its growth. During the last war, the city became a natural center for atomic research. The climate has had its effect too. The sun, the dry air, and year-round mildness have attracted many people to the area for vacations or health, and many have remained to make it their home. By 1950 the Albuquerque Metropolitan Area had 150,000 residents. Ten years later the population of the area was over a quarter of a million people.

Prior to 1940, Albuquerque's growth followed the lines of early development in the valleys and along the main arteries. The 1940's saw expansion to the South-east Heights, brought on by enlargement of Kirtland and Sandia Bases. The Valley areas filled in during this same period. During the 1950's, large tract development in the Northeast Heights dominated construction.

Albuquerque has gone through many development cycles, not too unlike other cities in similar situations. The over-speculation and subdivision of the 20's and early 30's resulted in such areas as North Albuquerque Acres; the war boom – the tract development of single family homes in the 50's, the office construction boom of the late 50's. The southwest land sales promotions recently hit a peak. The most current trend is toward apartment construction.

In some form, these cycles can be expected to continue into the future, but, at this stage of development in our economy and planning, Albuquerque probably has grown sufficiently large to absorb the more moderate cycles which can be expected in future years, allowing a more stable and sustained growth. Between now and 1985, we can expect better planned, sounder, and healthier development.

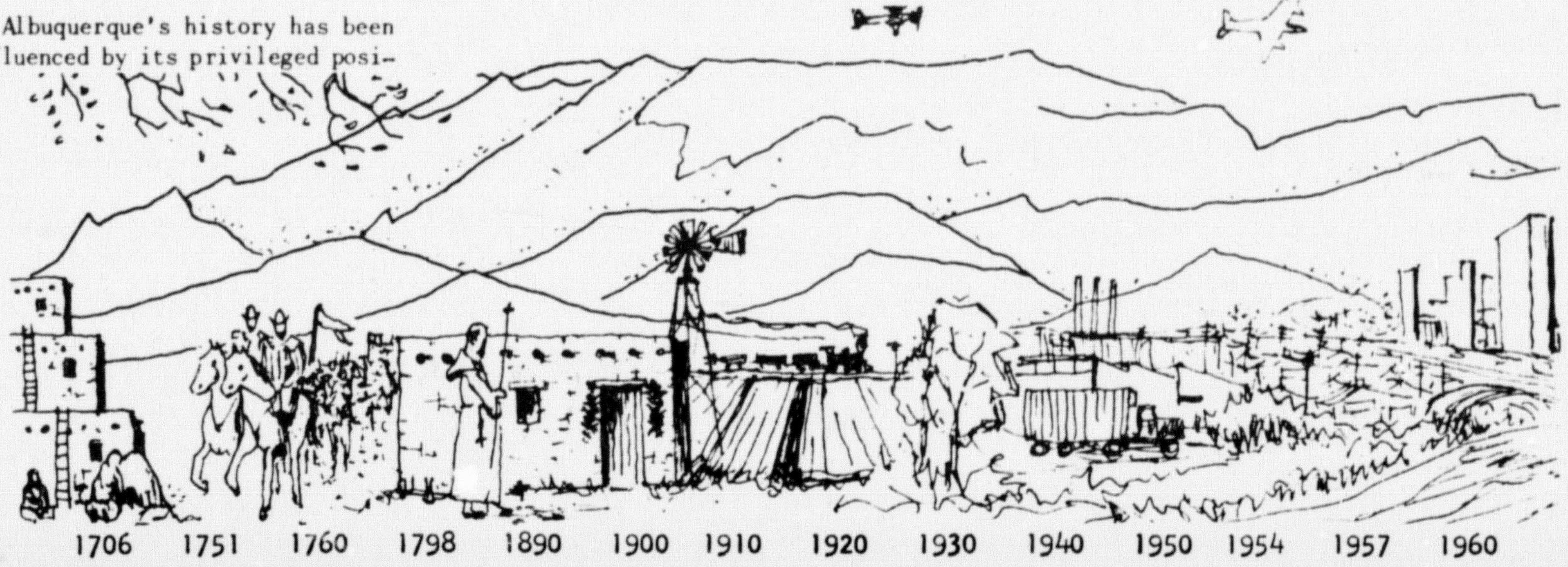
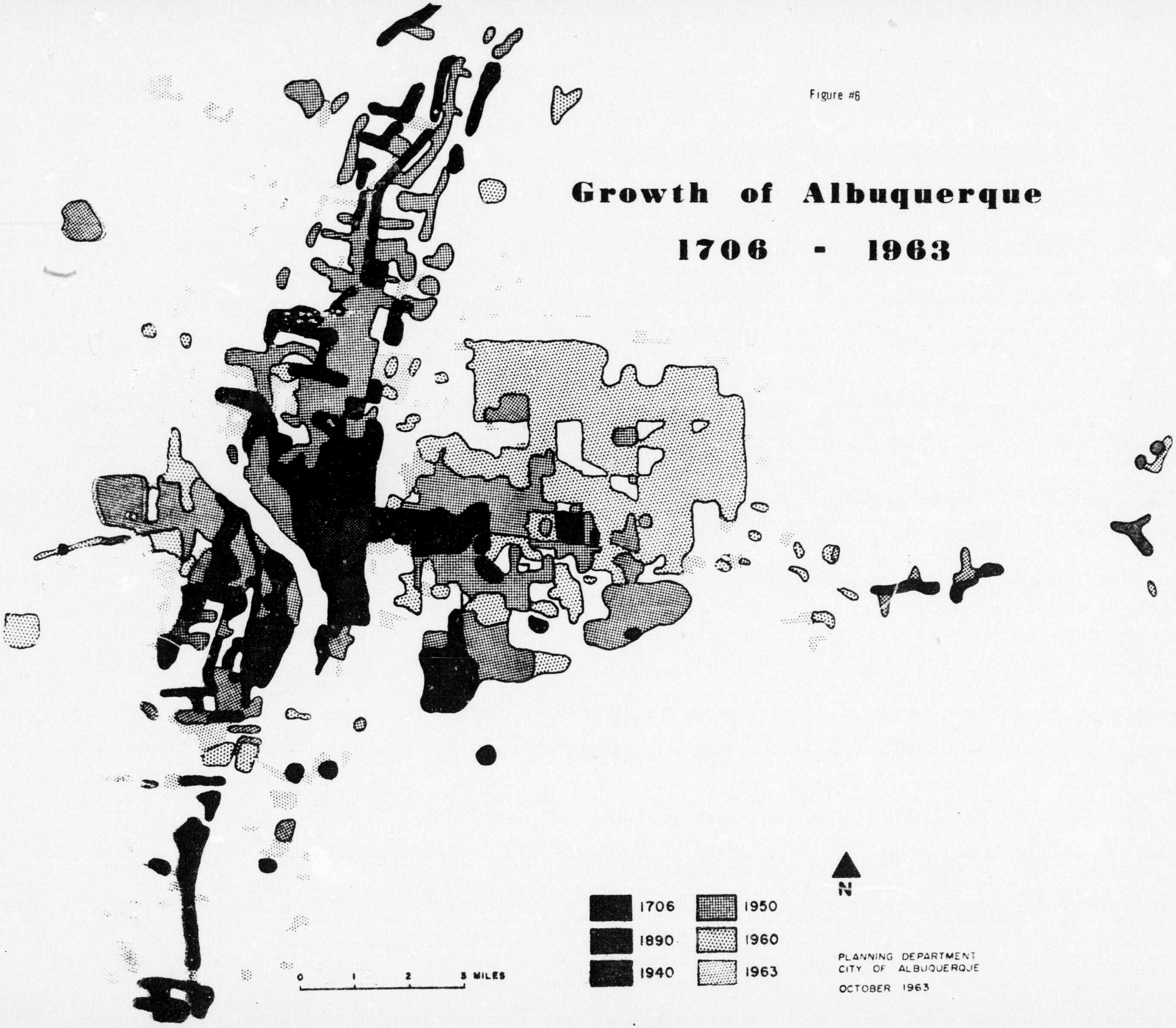


Figure #6

Growth of Albuquerque
1706 - 1963


▇ 1706
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PLANNING DEPARTMENT
CITY OF ALBUQUERQJE
OCTOBER 1963

A10006

LAND USE SURVEY

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Modern long-range planning must be made on a factual basis. A plan can be no better than the factual information upon which it is based. The Albuquerque City Planning Department has been trying to improve the methods and factual information on which its plans can be based. This current planning study has been based on a land use inventory on a block-by-block and parcel-by-parcel survey of the uses of each parcel of land in the study area. From about October, 1962, until July, 1963, the Planning Department surveyed, mapped, and tabulated all existing land uses within the Albuquerque Transportation Study area. The survey utilized available information in the Planning Department office, records of other land use surveys, aerial photo coverage, and field survey over almost the entire study area.

After the field survey was completed, the information was mapped on reproducible sepias and color coded on prints, department personnel then proceeded to code, measure, and tabulate the information for processing on The City's data processing equipment. The resulting statistics then were studied and analysed by the Planning personnel and applied to the development of a land use plan for the metropolitan area for the year 1985. The raw data also was used by the Transportation Study consultant, Wilbur Smith and Associates, in analysing and checking their traffic data.

The land use survey was comprehensive and required a great deal of expense. Before embarking on the survey, the Planning Department evaluated its requirements and carefully considered the various classification systems and coding procedures that were to be used in conducting the land use survey to maximize the benefits from the information. The resulting procedures have been written up in a land use procedure manual which will be used to maintain the land use data on a continuous basis.

The land use classification system is based on procedures which coded each land use on a 1":200' scale base map by use of land use symbols. The use of the symbols allowed maximum flexibility for further coding or classification of the land uses. Since the land use information was placed on base maps which also included our zoning information, maximum utilization of the data was possible for zoning, subdivision, long-range planning, and other planning uses. The tabulating and processing of land use data was based on a 3-digit land use code, where each successive digit represents major land use groupings, such as residential, retail commercial, service commercial, industrial, public, vacant, et cetera. The second digit represents further breakdown of the main use groups. The third digit describes what may be more appropriately called 'space use', or rather specific uses such as department stores and variety stores that come under the more general heading of 'General Merchandise Group', which is under the retail major use group of 'Retail Commercial'. In studying the entire metropolitan area, 13 of a 2-digit land use classification were chosen for tabulating and analysing land use throughout the study area. A more detailed breakdown of space use classifications were used in selected areas such as the Central Business District where more detailed information is necessary. These classifications and codes are shown in Figures A-10 and A-11 of the appendix.

To effectively analyse the large volume of raw data which would be available from the study, the area was subdivided into a number of units and coded. Existing boundaries such as census tracts, City Limits, and section lines were recognized and coded on all of the raw data. In addition, the entire study area was subdivided for traffic study purposes into traffic zones and sub-zones. A basic 6-digit code used by the Planning Department would describe any block within the study area. The coding for these areas was so designed that each successive digit on the code would represent a specific area which would be a subdivision of the preceding digit. The first digit represents one of the four quadrants described by the intersection of the two interstate freeways through the study area. The second digit describes one of the districts within each quadrant which is further subdivided into zones, sub-zones, data areas, and the smallest unit, a particular block. The coding system and maps showing the traffic zones are included in Figure A-1 to A-6 of the appendix. The following steps were taken in conducting the land use survey:

1. *Field & Office Survey*
   Available information was studied in the office to complete as much of the survey as possible prior to field checking. After old land use survey materials, aerial photos, and other available data was examined, the area was field-checked by teams in cars, or on foot, where necessary. Land use information from office and field notes were transcribed onto base map sepias using symbols to describe each land use. Most of these maps are at a scale of 1": 200' and included the zoning of each parcel of property. In outlying areas of sparse population, smaller scale maps were used as appropriate. Prints were made from the sepias and then color-coded to describe 13 of the 2-digit land use classifications. To speed up the coloring process, maps were colored with felt-tipped pens of the 'Magic Marker' type. The resulting map is colorful and useful for public presentations, as well as for the Planning Department staff's use.
2. *Coding & Tabulations*
   Each map then was marked and coded for the various sub-areas such as city and county codes, census tract, traffic zone, and map index. The land use information then was tabulated and coded block by block. Area measurements were made by the use of planimeter.
3. *Machine Processing*
   The block land use tabulation forms then were transmitted to the City's Data Processing Division where the information was punched on cards, verified, and processed to develop the statistical tables necessary for planning analysis.
4. *Analysis*
   The Planning Staff studied, mapped, and reviewed the statistical reports.
5. *Application*
   The results of the land use survey then were immediately transmitted to the Albuquerque Transportation Study consultant for checking and correlation with traffic survey information. The Planning Department then proceeded to apply the information to the formulation of a land use plan for Albuquerque in 1985. The statistics also have been used and will continue to be used for additional current and special planning studies as required by subdivision, zoning, and neighborhood analysis problems.
6. *Updating*
   Even before the final reports were off the City's computers, the Planning Department had commenced the continual process of updating the information obtained. This is being done primarily by the use of the Building Department's records on new construction. This information will be checked on a regular basis by field inspections.
7. *Space Use Survey*
   In the Central Business District, a more detailed survey of space use was made. This utilized the full 3-digit space use classifications. Most of this information is being used in the department's current study of the Central Business District.

The following pages present a summary of land use in the Albuquerque study area.

A10008

MAJOR LAND USE

The study area for the Albuquerque Transportation Study comprises most of the urban area of Bernalillo County and the Corrales portion of adjacent Sandoval County. It is defined by the cordon line delineating the areas to be considered as internal zones for purposes of traffic analysis. Most of the land within the study area is either developed or subject to potential urban development within the foreseeable future. Except for Manzano Base, there are no extensive areas within the cordon line that are not subject to potential urban-type development, or are severely restricted as to the type or nature of development.

Outside the study area are located large holdings by the national forest and Indian reservations which will have to be considered in any long-range metropolitan planning, but, because of the extensive and special nature of the holdings, it is better to analyse the urban land uses without these areas included in the statistics.

The most striking feature of Albuquerque's pattern of land use development is not the uses themselves, but the density of uses. While residential uses are the largest land user, 17,811 acres, only 1,207 acres or 6.8% is in multi-family use. The remaining 93.2% is in single-family residential units. This accounts for an average density of only 6.26 residential acres per 100 persons, or 4.47 dwelling units per gross acre. Residential uses account for almost 60% of the developed urban area. Single-family units alone account for 55.5% of the developed urban area. The 16,605 acres devoted to single-family units is only slightly less than the 16,826 acres in agricultural use.

The second largest users of developed urban land are the public and quasi-public uses which take up 7,126 acres or 23.82% of the developed urban area. These figures include the major developed portions of Kirtland and Sandia Bases. In addition to the bases as large special use facilities, parks and schools are the largest uses in these categories.

Commercial and industrial uses take up the least amount of the developed urban land - 7.69% and 8.95% respectively. Of this, 1,893, or 6.33% are in the open industrial classification, of which, railroad facilities and gravel operations are the

1962 & 1985 LAND USE SUMMARY
ALBUQUERQUE TRANSPORTATION STUDY AREA

Land Use	1962 Total Acres*	 $ Developed Area	 Acres Per 100 Persons	1985 Total Acres*	 $ Developed Area	 Acres Per 100 Persons
Residential	17,811	59.54	6.26	50,736	55.26	6.14
1 Family	16,605	55.51	5.84	47,391	51.62	5.74
2-4 Family	786	2.63	.27	1,271	1.38	.15
5+ Family	421	1.40	.15	2,074	2.26	.25
Commercial	2,300	7.69	.80	6,194	6.74	.75
Retail	861	2.88	.30	2,217	2.41	.27
Service	975	3.26	.34	2,583	2.81	.31
Heavy	464	1.55	.16	1,394	1.52	.17
Industrial	2,677	8.95	.94	10,481	11.42	1.27
Light	238	.80	.08	1,000	1.09	.12
Heavy	605	2.02	.21	2,732	2.98	.33
Open	1,833	6.13	.64	6,749	7.35	.82
Public & Quasi-Public	7,126	23.82	2.50	24,404	26.58	2.96
Public	5,233	17.49	1.83	9,698	10.56	1.18
Public Open	1,894	6.33	.67	14,706	16.02	1.78
Total Developed Area	29,914	100.00	10.50	91,815	100.00	11.12
Agricultural	16,826			6,322		
Vacant	164,889 **			114,471		
TOTAL STUDY AREA				212,608		

Note: Figures Rounded to the Nearest Acre

*Gross Acres, Including Streets & Easements

** *Vacant Acres were computed from the original net area measurements and have not been adjusted to equal District area totals.*

A10009

greatest users. Light industry uses the least amount of land in Albuquerque, only 238 acres, or .8% of the developed urban area.

The developed urban area comprises 29,914 acres, which amounts to only 10.53 acres per 100 persons, or less than 10 persons per acre of urban development. Most of this development has been within the valley areas and the East Heights. Only small and scattered developments have started on the West Mesa. Even though development has been concentrated in a few general areas, and no major outlying suburban areas have developed as of this date, Albuquerque has suffered from urban sprawl. Within the framework of the developed area lie vast amounts of vacant land, parcels which could be measured in terms of lots, acres, or even square miles.

Vacant Land: Within the study area there are 165,869 acres of vacant land, compared with 29,913 acres of urban development and 16,826 acres of agricultural land. There are large areas of vacant land in every quadrant of the city, with most of it potentially developable for urban use. There is sufficient developable vacant land within the study area to accommodate a population of more than 2 million. In addition, the Indian reservations to the north and south of Albuquerque and the mesa to the west of the study area are potentially available for urban-type development contiguous to the present urban area and within reasonable driving time.

The survey shows 16,826 acres of land used for agricultural purposes. This includes land farmed commercially and land cultivated in connection with residential development. Farming in Albuquerque has declined drastically in economic importance since the city's founding as an agricultural community. Most of the agriculture is located in the valley areas where crops can be irrigated. Only limited grazing and dry land farming exist in the study area. Over the years, more and more of the valley farms have been converted to residential tracts.

Of the vacant land acreage within the study area, there are several sections with varying degrees of restriction as to urban-type development. For purposes of general land use statistics, most of Manzano Base was placed under the 'vacant' category to avoid its inclusion as a part of the developed urban area statistics. Actually Manzano Base is an extensive special use area with vacant land characteristics but with complete military restriction on its future use and development. It must, therefore, be substracted from any calculations concerned with potentially developable urban area.

The Rio Grande River, several arroyos, and a number of areas with severe topographic conditions have restrictions as to the type and density of development they will accommodate. Most of these will find some future use in the urban area, possibly as areas necessary for drainage or planned urban open spaces.

There also are areas, some of them large, that have severe handicaps for proper urban development because of poor platting, split ownership, or other legal and practical complications which will restrict development until these problems can be overcome. North Albuquerque Acres and the Atrisco Grant properties are two of the largest examples. Smaller areas also exist throughout the valley and in the Heights.

Residential: Residential uses occupy 17,811 acres, or almost

A10010

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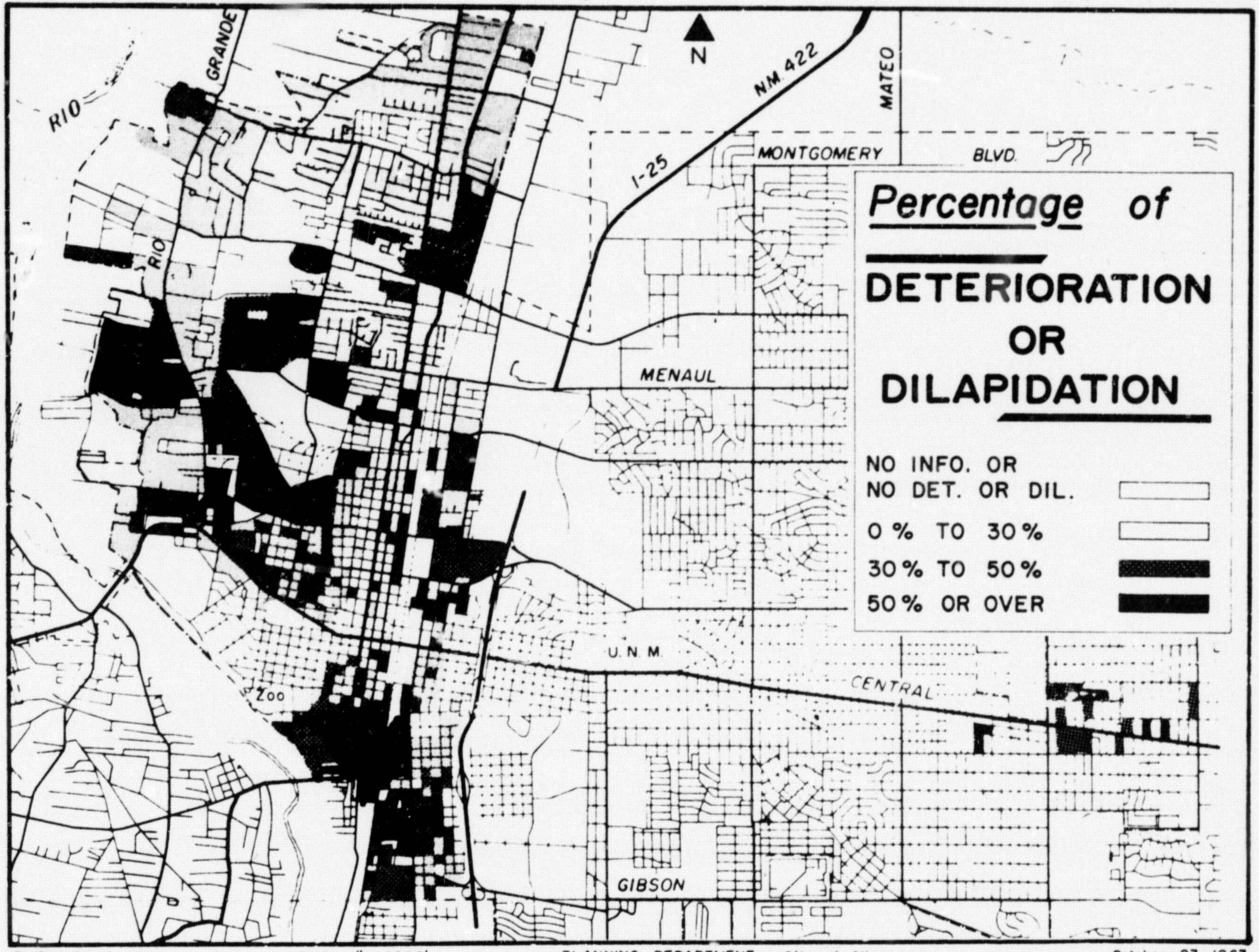
Figure #7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RIO
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N.M. 422
MATEO
I-25
MONTGOMERY
BLVD.
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CENTRAL
ZOO
GIBSON
Percentage of
DETERIORATION
OR
DILAPIDATION
NO INFO. OR
NO DET. OR DIL. ☐
0 % TO 30 % ☐
30 % TO 50 % ▨
50 % OR OVER ■

Drafted by: E. Mores Scale: 1" = 4000' PLANNING DEPARTMENT — City of Albuquerque October 23, 1963

A10011

60% of the total urban developed area. These uses include all 'residential' structures used for permanent living accommodations except those normally limited to temporary accommodations, e.g., motels, hotels.

Single-family structures are by far the most prevalent residential type in Albuquerque, with 83% of the total of 79,534 residential units and 93% of the total residential acreage. The 2-4 unit-type structure accounts for 8,549 units, or about 11% of the total residential units. They take up 786 acres. The third major category, 5+ multi-family units, accounts for only 4,908 units, or 6% of the total. They occupy only 421 acres. Trailer courts have been included in the latter category.

These figures emphasize the low density of Albuquerque. The single-family units probably reflect the desire of people to own [illegible] own homes, have a yard, and enjoy the other amenities available to those living in Albuquerque. It also is reasonable to assume that financing procedures available since World War II, e.g., FHA and VA mortgage insurance, have contributed to the postwar boom in home construction and have influenced the type of units built. The 1960 Housing Census shows more than 2/3's of all housing units in Albuquerque are owner-occupied.

The residential development pattern in Albuquerque is fairly simple. The higher density areas are generally limited to the older sections of the city and are composed of a wide variety of structure types - single-family units, converted single-family units, new and old multi-family structures. There are no sizeable areas of high density multi-family structures. Even in the vicinity of the Central Business District (CBD) which has the highest densities, the gross density for Traffic Zone 500 is only 11 DU's/residential acre.

For smaller areas, there is only one subzone, 517, which has a net residential density greater than 22 DU's/net residential acre. This is the subzone that will include Albuquerque's first real high-rise apartment structure.

In the last few years, a number of large garden-type apartment buildings have been constructed, and current building permit statistics indicate more of this type of construction in the immediate future, however there is no apparent pattern as to their location.

The 1960 census indicates a number of important characteristics of Albuquerque's population. Among these are the youthful nature of the population, the relatively high income levels, and the number of home owners compared to renters. The statistics show more than 40% of the population to be under 18 years of age, with less than 5% being 65 or older. These characteristics account for the high average family size of 3.9 persons, and the 3.6 persons per dwelling unit average.

The median family income for the city, according to the census, is $6,621, while the figure for the whole county is $6,252. More than 2/3's of all Albuquerqueans are homeowners, with most of the newer homes owner-occupied.

It is apparent that these characteristics have influenced the urban development of Albuquerque. They are reflected in the land use statistics.

U.S. Bureau of the Census data have been summarized and analysed in greater detail in previous Planning Department studies, several of which are noted in the appendix. The Albuquerque Industrial Development Service (AIDS) has published an excellent reference summary of most of these statistics in their report, 'Albuquerque - Population Characteristics.'

Areas of Transition: Albuquerque does not have any of the 'slums' generally associated with most large cities. However it does have several residential areas with substandard housing conditions.

The Planning Department is making a more intensive study of these problem areas and those which, for other

A10012

A10013

reasons, may be subject to transition.

One area, the South Broadway neighborhood, is already part of a rehabilitation program. Other areas may also be handled by this approach, but some areas probably will need more complete renewal or change to higher density residential, commercial or industrial uses. The location map shows some of the areas being studied. Data being collected and analysed includes existing land use, non-conforming zoning, deterioration and dilapidation, traffic volumes, and availability of public facilities and utilities. Aside from residential deterioration and dilapidation, one of the major problems to be faced by rehabilitation programs is non-conforming commercial and industrial zoning.

Commercial: Commercial activities utilize approximately 6.7% of the total urban-developed land in Albuquerque. Although it is a small percentage in comparison with other major land use categories, it has great importance in the community due to its economic position and its physical location.

In the study, three groups of commercial activity were tabulated: retail, service, and heavy commercial.

The heavy commercial activities are those primarily connected with the wholesaling, distribution, and storage of goods. The service commercial activities are those that primarily dispense service as opposed to tangible goods, including offices, repair services, motels, cleaners, etc. Retail commercial includes those selling commodities directly to the consumer. (See Appendix Figure A-11.)

As might be expected, heavy commercial is the smallest group, and primarily concentrated around the Central Business District where it has good access to transportation facilities.

Service and retail commercial are the largest groups and are generally well mixed throughout the city. These groups tend to support each other economically. The service commercial group takes up the greater land area, probably reflecting the number of motels and offices in Albuquerque which have been built in outlying areas on larger parcels of properties to accommodate parking.

There is an abundance of strip commercial development in Albuquerque consisting of both retail and service type commercial. This is not peculiar to Albuquerque, but it does have more than its share. Apparently this is a product of our times where the emphasis has been placed on frontage on an important arterial on the theory that traffic generates more customers.

The more recent trend is for retail and certain service commercial activities to group in shopping centers which tends to refute the logic of strip commercial locations for these activities.

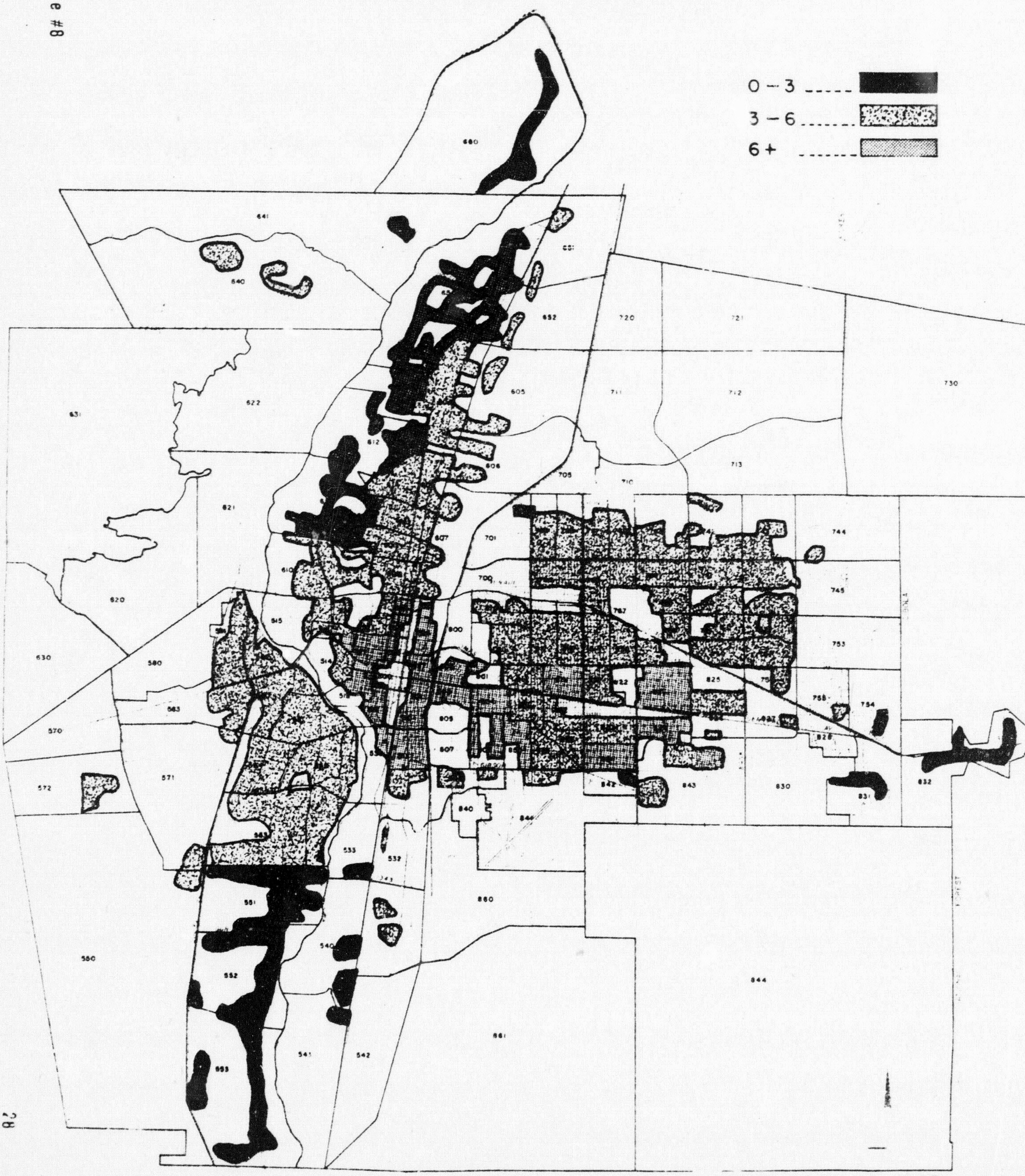
The rapid turnover and vacancy rates of commercial establishments in poorly designed arterial strip locations appear to add force to questions concerning strip commercial activity. However, these locations will continue to serve many of the automotive-oriented businesses as well as numerous fledgling businesses seeking a low overhead site in which to start.

Zoning has been the major control over commercial development, although the effectiveness of zoning as a land use control may be questioned. Albuquerque has some 6,733 acres zoned for commercial uses within the study area, but only 1,764 acres are being so used. Both figures are net acres as streets and rights-of-way are not zoned. The amount zoned for commercial use includes the area in the county proposed for such zoning by the county's consultant, Harland Bartholomew and Associates, although county zoning has not yet been adopted.

Industrial: Industrial land use in Albuquerque has been divided into three categories: light, heavy, and open industrial. Open industrial uses include the extensive industrial activities which generally are not conducted

Figure #8

Average No. of D.U.'s by Traffic Zone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November 18, 1963

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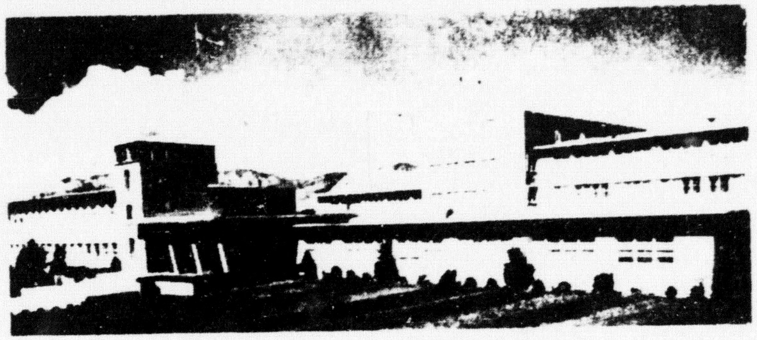
A10015


Sandia Corporation.

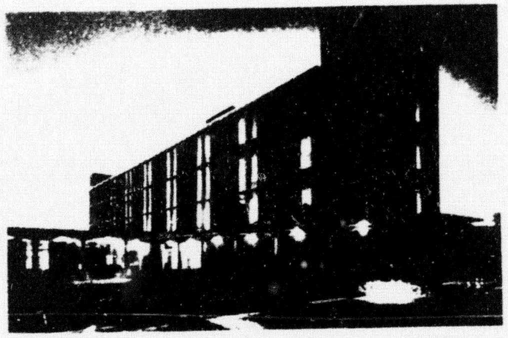
within a closed structure. Major uses in this group include gravel operations, railroad yards, airports, and other utility and construction yards. These activities naturally take up sizeable acreages and account for 1,833 acres, or 6.1% of the developed study area.

The more intensely developed light and heavy industrial activities use only .8% and 2% of the developed urban area respectively. Albuquerque has not yet developed as an industrial community as evidenced by the employment statistics. Manufacturing in 1960 accounted for only 8.8% of the total employment*.

Industrial zoning is much like commercial zoning in that use and zoning do not necessarily follow each other. Including the proposed industrial zoning in the county, there are 14,892 acres zones for industrial purposes, but only 2,351 acres actually are being so used. Again these are net acreage figures.

The Planning Department is continuing to study the problems of commercial and industrial development.

Public & Quasi-Public: Governmental activity, along with that of the quasi-public agencies, accounts for a major portion of the urban land used in Albuquerque as compared with many other cities. The survey lists 7,126 acres in use under this category, or 23.8% of the total developed area. Of this, 1,894 acres are in the public open classification which includes parks, stadiums, cemeteries, etc. The public uses include government offices and installations, schools, public facilities such as churches, hospitals, and institutions. The public land use statistics also include most of the developed portions of Sandia and Kirtland Bases.


Presbyterian Hospital Center

The land use statistics for public correlates with the high level of public or government employment in Albuquerque.

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*'*Economic Analysis for Development Planning, Albuquerque CBD', Larry Smith & Associates, 1963.*

A10016

Table #8

INDUSTRIAL USES
LAND USE VS. ZONING
ALBUQUERQUE TRANSPORTATION STUDY AREA

	Land Used - 1962 (Net Acres)				Land Zoned* - 1962 (Net Acres)			
District	Light	Heavy	Open	Total	M-1	M-2	M-3 & P-M	Total
50	2.2	-	9.8	12.0	37.4	.2	-	37.6
51	4.4	9.9	74.1	88.4	78.7	50.8	-	129.5
52	37.0	54.8	47.6	139.4	380.6	103.9	-	484.5
53	14.3	92.8	187.0	294.1	49.7	1,338.5	-	1,388.2
54	-	116.3	45.9	162.2	-	1,535.8	766.3	2,302.1
55	-	40.2	29.5	69.7	-	-	-	-
56	7.0	3.3	30.6	40.9	76.1	-	-	76.1
57	10.5	15.1	30.4	56.0	272.5	-	-	272.5
58	.3	.3	591.1	592.2	213.1	-	-	213.1
Total	76.2	332.7	1,046.0	1,454.9	1,108.1	3,029.2	766.3	4,903.6
60	80.2	148.6	163.0	391.8	270.3	947.7	2,106.4	3,324.4
61	4.2	-	18.6	22.8	16.0	-	-	16.0
62	2.2	-	50.1	52.3	-	-	-	-
63	-	-	-	-	-	-	-	-
64	.7	-	41.5	42.2	-	-	103.9	103.9
65	3.2	4.8	44.8	52.8	-	-	-	-
66	1.0	-	3.8	4.8	-	-	-	-
Total	91.5	153.4	321.8	566.7	286.3	947.7	2,210.3	3,444.3
70	8.4	12.4	11.7	32.5	680.5	65.9	-	746.4
71	-	-	4.2	4.2	-	-	-	-
72	-	-	120.9	120.9	-	-	-	-
73	-	-	9.7	9.7	-	-	-	-
74	-	-	-	-	-	-	-	-
75	-	-	13.5	13.5	-	-	-	-
76	9.1	-	6.0	15.1	-	-	-	-
Total	17.5	12.4	166.0	195.9	680.5	65.9	-	746.4
80	7.4	3.7	16.5	27.6	11.9	119.5	-	131.4
81	.4	-	1.3	1.7	-	-	-	-
82	5.9	10.4	64.8	81.1	19.2	-	-	19.2
83	1.0	-	1.5	2.5	-	-	-	-
84	.3	-	12.3	12.6	-	3,726.0	-	3,726.0
85	.7	-	7.7	8.4	-	-	-	-
86	-	-	-	-	-	1,691.5	230.0	1,921.5
Total	15.7	14.1	104.1	133.9	31.1	5,537.0	230.0	5,798.1
GRAND TOTAL	200.9	512.6	1,637.9	2,351.4	2,106.0	9,579.8	3,206.6	14,892.4

*Includes Proposed County Zoning

INDUSTRIAL USE TABLE ADDENDA

Industrial land use categories include

Light Industrial: Establishments engaged in the mechanical or chemical transformation of organic or inorganic substances into new products, the process for which is not ordinarily considered as having nuisance characteristics that substantially interfere with other adjacent uses.

Heavy Industrial: Establishments engaged in the mechanical or chemical transformation of organic or inorganic substances into new products, the process for which is ordinarily considered as having an annoying or obnoxious character.

Open Industrial: Establishments with large open areas of an industrial nature supplying the public's needs of a semi-tangible nature.

Land use categories for light, heavy, and open industrial uses cannot be directly equated to existing city or proposed county industrial zones. An examination of the exact industrial uses permitted in each zoning ordinance is recommended for fullest use of this table.

In the accompanying table, M-1 includes

1. City M-1 generally permits C-3 and light industrial uses.
2. County M-1 primarily permits light manufacturing, fabricating, warehousing, and wholesale distribution.

M-2 includes

1. City M-2 permits all industrial uses and, in general, those uses that may have obnoxious or offensive odors, smoke, gas, noise or vibration. It includes open industrial uses.
2. County M-2 provides for industrial operations of all types except that certain potentially hazardous or nuisance-type industries are permitted after a public hearing.

M-3 includes only the County's P-M planned industrial zone which provides appropriate locations and a suitable environment for certain types of business, light industrial manufacturing, and laboratory uses which are almost completely free from deleterious characteristics and which require modern buildings in a landscaped environment.

The SU-1 zone is not included in the table because it comes into existence by City Commission action for permitted uses (among which are industrial parks) in accordance with officially approved site plans. At present, there are no industrial parks zoned SU-1.

Table #9

A10017

COMMERCIAL USES
LAND USE VS. ZONING
ALBUQUERQUE TRANSPORTATION STUDY AREA

District	Land Used - 1962 (Net Acres) Retail	Service	Heavy	Total	Land Zoned* - 1962 (Net Acres) C-1	C-2	C-3	O-1	P-1	P-2	SU-1	H-1	Total
50	20.7	52.8	11.5	85.0	2.0	106.5	-	1.9	-	-	-	-	110.4
51	32.3	61.9	14.0	108.2	62.2	156.7	109.7	241.8	.7	.2	-	21.8	593.1
52	42.0	39.3	99.4	170.7	33.4	48.7	184.0	75.8	-	.4	54.4	-	396.7
53	3.9	23.6	39.5	67.0	-	-	1.3	-	-	-	-	-	1.3
54	3.5	1.8	34.8	40.1	2.1	-	-	-	-	-	-	-	2.1
55	7.7	6.3	8.4	22.4	65.2	53.8	-	22.6	-	-	13.0	-	154.6
56	44.8	41.6	3.2	89.6	10.9	199.2	23.8	-	.3	-	7.6	-	241.8
57	3.9	2.1	14.1	20.1	50.9	57.3	40.5	60.4	-	-	-	-	209.1
58	21.9	40.5	5.5	67.9	4.9	90.1	51.3	-	-	-	-	-	146.3
Total	180.7	269.9	220.4	671.0	231.6	712.3	410.6	402.5	1.0	.6	75.0	21.8	1,855.4
60	75.7	57.9	97.0	230.6	52.5	155.6	68.9	3.1	4.2	1.1	80.2	-	365.6
61	13.4	9.2	4.1	26.7	17.5	39.6	5.8	-	15.6	1.6	13.8	-	93.9
62	-	-	-	-	5.8	1.5	-	-	-	-	-	-	7.3
63	-	-	2.0	2.0	-	-	-	1.7	-	-	-	-	1.7
64	3.2	.8	-	4.0	.3	-	-	-	-	-	26.7	-	27.0
65	5.9	6.9	.3	13.1	78.6	60.8	-	-	-	-	7.6	-	147.0
66	1.2	3.8	-	5.0	-	-	-	-	-	-	-	-	-
Total	99.4	78.6	103.4	281.4	154.7	257.5	74.7	4.8	19.8	2.7	128.3	-	642.5
70	32.0	26.7	15.1	73.8	57.9	88.6	420.6	43.1	62.6	-	46.0	-	718.8
71	-	-	-	-	65.0	-	-	-	-	-	-	-	65.0
72	-	-	-	-	24.3	-	-	-	-	-	-	-	24.3
73	-	-	-	-	-	-	-	-	-	-	-	-	-
74	25.8	8.8	.3	34.9	174.0	194.0	5.3	38.9	53.1	.9	11.6	-	477.8
75	13.1	6.4	1.6	21.1	76.9	82.4	1.9	16.0	5.6	1.1	3.2	-	187.1
76	86.3	35.0	4.3	125.6	52.5	326.9	-	80.2	21.4	2.8	.6	-	484.4
Total	157.2	76.9	21.3	255.4	450.6	691.9	427.8	178.2	142.7	4.8	61.4	-	1,957.4
80	24.8	61.9	12.1	98.8	43.3	231.4	312.8	54.0	3.0	.6	45.9	-	691.0
81	64.2	83.2	1.6	149.0	71.9	118.5	15.7	23.2	5.7	.8	-	-	235.8
82	62.7	99.7	8.8	171.2	95.9	459.4	120.8	25.3	13.6	4.4	12.0	-	731.4
83	.8	2.7	.1	3.6	-	2.5	-	4.0	-	-	159.1	-	165.6
84	-	-	2.7	2.7	25.6	6.7	3.6	11.2	-	-	-	-	47.1
85	70.0	58.3	2.6	130.9	118.5	193.2	65.0	27.9	2.4	-	-	-	407.0
86	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	222.5	305.8	27.9	556.2	355.2	1,011.7	517.9	145.6	24.7	5.8	217.0	-	2,277.9
GRAND TOTAL	659.8	731.2	373.0	1,764.0	1,192.1	2,673.4	1,431.0	731.1	188.2	13.9	481.7	21.8	6,733.2

*Includes Proposed County Zoning

COMMERCIAL USE TABLE ADDENDA

Commercial Land Use Categories include:

Retail Commercial: Establishments selling commodities directly to the consumer, including
1. Primary trade selling low-bulk specialty items.
2. Secondary trade selling one-stop high-bulk items.
3. Convenience shopping selling merchandise to fill personal day-to-day needs.

Service Commercial: Establishments of a business character which supply general needs of an intangible nature to the public, including
1. Consumer services providing intangible needs for immediate use.
2. Business services providing for the maintenance, installation, repair, and specialized office needs.
3. Professional services of a professional nature filling general needs of an intangible nature.

Heavy Commercial: Establishments storing or selling commodities in large quantities to retailers or business firms, including wholesaling, storage, bulk storage, and heavy equipment sales and service.

Land use categories for retail, service, and heavy commercial cannot be directly equated to existing city or proposed county commercial zones.

An examination of the exact commercial uses permitted in each zoning ordinance is recommended for fullest use of the table.

In the accompanying table, C-1 includes
1. City C-1, Neighborhood Commercial Zone, permits limited commercial uses primarily intended to satisfy day-to-day needs of residential areas.
2. County C-1, Neighborhood Commercial Zone, permits commercial uses serving the adjacent residential neighborhood.
3. County SC, Shopping Center Zone, provides for attractive, efficient retail shopping facilities of integrated design at strategic locations.

C-2 includes
1. City C-2, Community Commercial Zone, permits uses in the C-1 zone as well as uses usually associated with the Central Business District and large shopping centers.
2. County C-2, General Commercial Zone, provides for commercial uses of a more general nature than those of the C-1 zone and particularly those appropriately located on heavily traveled highways or where they can attract trade from beyond the immediate neighborhood.

City O-1, Office & Institution Zone, includes hotels, offices, and service and institutional uses as well as high density residential uses.

City P-1 & P-2, Parking Zones, provide parking areas for commercial uses. If developed, these areas appear in commercial land use figures in the table.

City SU-1, Special Use Zone, permits a variety of commercial uses, however this zone comes into existence by City Commission action for specific, permitted uses according to officially-approved site plans.

City H-1, Historic Old Town Zone, covers the Old Town Plaza area which contains commercial areas.

The preparation of this plan has utilized the most detailed survey material and analysis ever conducted in the Albuquerque area. Behind it stand several years of preparation through preliminary studies, procedure testing, and analysis of local conditions. The depth of study behind this report is comparable to most of the better planning studies made in connection with transportation studies. The procedures adopted to conduct this study have been based on the best planning techniques available, tempered by local conditions, and time and financial limitations.

The plan resulting in this report is based primarily on these factors:

1. Analysis of existing local conditions.
2. Development of suitable standards for future growth of Albuquerque.
3. Projection of growth factors for the metropolitan area.
4. Determination of the highest and best use of specific parts of the city in relation to over-all development.

Plan Objectives

1. The land use and economic surveys were conducted to discover the salient facts concerning Albuquerque in order that they could be analysed and codified into a series of measures of 'standards' which can be used to guide Albuquerque's future growth.
2. Albuquerque's economy has been based on growth - it has the potential for continued growth. The community appears to desire growth, and continued growth and development should be encouraged.
3. This continued growth should take advantage of the existing natural, economic, and human resources of the community.
4. Albuquerque's economy should continue to expand and diversify to take advantage of its resources.
5. Albuquerque must expand and strengthen existing developments. It must promote existent values, encourage planning to accomplish these results, and prevent the occurrence of developments incompatible with these objectives.
6. The special amenities of the community must be preserved and developed.
7. A stronger central core is vital to the strength of Albuquerque. The existing values should be preserved, and new facilities established which will serve and add to the entire metropolitan area.
8. Recreational and cultural facilities will be of increasing importance to Albuquerque residents. The area's potential must be developed.
9. Residential types should be diversified in density, structure type, and cost levels. Some existent areas must be revitalized.
10. Public services and community facilities must be provided and related to well-planned residential areas and economic operations.
11. An efficient transportation system must be developed and major generators located at accessible points. The land development pattern must not be such that it will require excessive transportation costs.
12. Albuquerque has an abundance of vacant land available for urban development. Even the most optimistic growth projections would not utilize this land within the current century. The projected growth will greatly tax the community's ability to adequately provide the necessary community facilities. Albuquerque must avoid aggravating the situation by encouraging development which would make it impossible to provide an efficient and economic system of public facilities to serve the community. Urban sprawl will have to be contained within reasonable limits if the community can expect to provide adequate facilities for a growing population. This will be one of Albuquerque's major problems over the next 20-30 years.

A10018

A10019

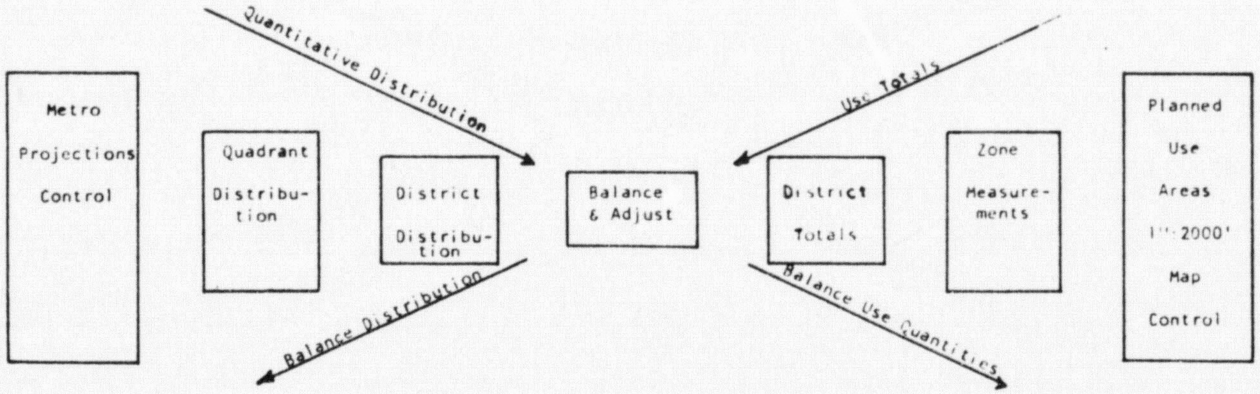
Plan Control Methods

The objectives of this plan have been to project a reasonably accurate picture of future growth and provide a good guide to the development of the city. The methods used in developing the plan have been designed to produce the best plan possible within the limitations inherent in the information available. The methods used quantitative controls at both ends of the urban scale - projections of metropolitan growth, and the planned use of each 'use area' in the city.

Any balancing or adjusting resulting from differences in the two approaches was done from an intermediate level. The 30 Traffic Districts in the study area were used as the main balancing and adjusting point for quantitative items. Hopefully, the results of these procedures are a more uniform level of accuracy for planning purposes.

See the section '1985 Land Use Requirements', for more detail explanation of Control Methods for each of the land use projections.

PLAN CONTROL METHODS:


Quantitative Distribution
Use Totals
Metro Projections Control
Quadrant Distribution
District Distribution
Balance & Adjust
District Totals
Zone Measurements
Planned Use Areas 1":2000' Map Control
Balance Distribution
Balance Use Quantities

A major objective of the extensive preliminary survey and analysis preceding a Land Use Plan is to discover the salient facts concerning a community and codify them into a series of measures or 'standards' which can be used to guide future growth.

Properly used, these standards can be an important implement in planning future development. Within the last few years, several cities have developed and utilized the 'standards' tool in planning. Denver[1] and Tulsa[2] are two major cities that have developed standards and are comparable in many respects to Albuquerque, thus their work has been used as a reference or check point in the development of the Albuquerque standards used for the 1985 Land Use Plan.

The Urban Land Institute, National Board of Fire Underwriters, other technical references, and several local sources also contributed to the development of the Albuquerque standards.

The Planning Department Publication, 'AMA X-Ray Prognosis' discusses the early development of standards for Albuquerque.

Economic Base & Population: The economic base and population projections are the basis of the 1985 Land Use Plan. The projected 1985 population of 825,000 for the study area is the primary control in determining land use requirements, while population distribution is the primary control for land use distribution throughout the study area.

Residential: The major features of Albuquerque's residential developments are low densities, predominantly single-family structures, youthful population characteristics, and relatively high income levels.

The 1985 Plan reflects the view that these basic characteristics will continue with only moderate changes. The important shifts will be a general increase in popularity and development of multi-family units resulting in moderately higher densities and a slight decrease in the average family size and persons per dwelling unit because of a maturing population and increasing densities.

The residential areas were delineated on the 1985 Land Use Plan according to residential standards for density and population characteristics.

These standards were developed from a study of existing densities and characteristics, zoning and building codes, local and national building trends and standards.

Table 10 shows the residential standards used for the 1985 Land Use Plan.

The pattern of residential development planned for 1985 is fairly simple and straightforward. The demand for high quality-low density home sites, especially amond the higher income level families, will continue. The 1985 Land Use Plan has attempted to preserve the better sites in the foothills and the valley which offer the amenities desired in low density residential areas. Albuquerque has some potentially excellent low density residential areas providing these sites can be protected and properly developed.

The foothill areas on both the East and West Mesas should be carefully planned and platted to take advantage of their views of the mountains and the city. The Valley offers exceptional opportunities for the development of fine residential homes, but special effort must be made to preserve these sites from encroachment by non-compatible uses.

Both local and national trends in new residential construction have shown a marked increase in multi-family units, particularly in the high-rise and garden apartment types with 50 or more units in each complex. These units apparently enjoy more favorable financing, can be economically managed, and are able to provide adequate special facilities such as swimming pools, recrea-

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[1] *'Standards for New Urban Development, Denver I.C.R.P.C., 1960*

[2] *Tulsa, Oklahoma Comprehensive Plan*

tion facilities for both adults and children, thereby attracting a wide variety of families and individuals.

Also, the new concepts of 'townhouses', 'condominiums', 'co-ops', and other arrangements providing some of the advantages of home ownership without all of the maintenance responsibilities associated with a single-family unit appear to have established a favorable position in the residential market and may be expected to have an important influence on residential development over the next 20 years. The 1985 Plan reflects these trends which result in higher densities in the older sections of Albuquerque, especially near the Central Business District, the Southeast Heights, and the South Valley. Other units will be scattered throughout the study area.

A10021

Despite the multi-family unit increase, there probably will still be relatively few areas of really high density development. The majority of the units built will continue to be of the garden apartment type which will only achieve a medium-high overall density.

Commercial: Commerce always has been an essential and important influence in the development of urban areas. Albuquerque is no exception.

The history of the community is reflected in the commercial development of the city. Old Town Plaza depicts the heritage of our Spanish culture, then New Albuquerque coming with the railroad, our miles of strip commercial activities following the freedom of the automobile, the shopping center entering the suburban way of life, and finally, the more recent efforts to revitalize the Central Business District with its related planning studies representing a new concept in recognition of the need to plan commercial developments.

This study for the 1985 Land Use Plan does not attempt to solve all of the problems of commercial development in Albuquerque. Rather it is an over-all view of the community in an attempt to define some of the problems and to set guide lines for further study and planning.

The preliminary Land Use Plan Study for Albuquerque published in 1962* presented the first standards for commercial planning used in Albuquerque. After further study, analysis, and evaluation, these basic standards were modified slightly for use in the 1985 Land Use Plan. They appear in the tables in this section.

The 1985 Land Use Plan has attempted

1985 RESIDENTIAL DENSITY & POPULATION STANDARDS
(Statistical Standards for Estimating Community Population)

Density:	Low	Medium-Low		Medium-High	
Range DU's/A[1]	0-3	3-6		6 or More	
Average DU's/A[2]	1.8	3.2	4.7	9.5	23.0
Persons/DU's	-	Persons/Acre			
3.2	6.0[3]	10.0	15.0	30.0	74.0
3.6	6.5	11.5	17.0	34.0	-
3.9	-	-	18.5	-	-

[1] Density range in number of dwelling units (DU's) per gross acre.

[2] Average number of dwelling units per acre used for statistical computations and analysis. The figure assumes a practical development of 95% of capacity.

[3] Persons per acre resulting from density and population characteristics computations used for statistical purposes.

References: Urban Land Institute
Albuquerque Zoning Ordinance
1962 Land Use Survey, Albuquerque City Planning Department

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*'*AMA X-Ray & Prognosis,' City Planning Department, Albuquerque, 1962*

Table #11

INDUSTRIAL FACILITY STANDARDS

Basic Relationships:

(a) Working Force as a percent of total population ---------------------------------- 35-40%
(b) Workers in industrial areas as percentage of total Working Force ------------- 30-35%
(c) Workers in Heavy Industry as percentage of workers in industrial areas ------- 60-70%
(d) Workers in Light Industry as percentage of workers in industrial areas ------- 30-40%
(e) Workers in basic industry (manufacture of goods for export from area) as percentage of theoretical community size -- 10%

Worker-Area Ratios:

	Average Number of Workers Per Gross Acre of Industrial Land		
	Heavy Industry	Light Industry	Industrial Park
Present Ratios	8	28	18
Expected Future Ratios	6	22	16

Land Requirement for Industry:

(a) Total Gross Land requirement for all Industry -------------- 12 acres/1,000 population
(b) Land Requirements for Light Industry ----------------------- 2 acres/1,000 population
(c) Land Requirements for Heavy Industry ----------------------- 10 acres/1,000 population
(d) Land Requirements for pre-planned industrial complex (Industrial Park):*

Minimum -- 320 Acres
Ideal --- 640 Acres

(e) Requirements for industrial land reserve:
reserve land for a Minimum of 50 Years Future Growth

General Requirements for Industrial Location:

(a) Fast, easy and convenient access to good transportation facilities including rail, highway and air.
(b) Reasonable location with respect to labor supply, raw materials source and markets.
(c) An adequate amount of suitable land, free from foundation and drainage problems with a sufficient reserve for future growth.
(d) An adequate and reliable supply of utilities: water, waste disposal, power and fuel.
(e) Protection from encroachment of residential or other land uses.
(f) Location so as to minimize obnoxious external effects on neighboring non-industrial land uses.

*For an analysis of industrial district characteristics see "Industrial Districts Restudied," ULI Technical Bulletin No. 41, April, 1961.

Source: "Standards for New Urban Development - The Denver Background," URBAN LAND NEWS AND TRENDS, Urban Land Institute, Washington, D.C., May, 1961, p. 5.

Table #12

SCHOOL PLANNING STANDARDS

Elementary = Average of 700 Pupils (.75 Pupils/Dwelling Unit)
Site Size = 10 Acres

Junior High School = Average of 1,000 Pupils (.25 Pupils/Dwelling Unit)
3 Elementary Schools = 1 Junior High School
Site Size = 20 Acres

Senior High School = Average of 2,000 Pupils (.13 Pupils/Dwelling Unit)
3 Junior High Schools = 1 Senior High School
Site Size = 40 Acres

Source: Albuquerque Public School System

School Population Estimates for Planning Purposes

Single Family Development	.7	School Age Child/Unit
Garden Apartment "	.27	" " " "
High Rise Luxury Apts.	.1	" " " "

Source: "Community Builders' Handbook", Urban Land Institute, Washington, D.C., p. 147

Table #13

PARK STANDARDS

4% of Subdivisions to Park Sites
5% " " " " " Maximum
1 Acre/100 Persons for Over-all Standards

Source: Albuquerque City Planning Department
" Parks & Recreation Department

Desirable Size of Playground Areas/Population
(Exclusive of School Sites)

Population	Size (2½ Acre Minimum)
2,000	3.25 Acres
3,000	4.00 "
4,000	5.00 "
5,000	6.00 "

(Within ½ Mile Walking Distance)

Source: "Community Builders' Handbook", Urban Land Institute, Washington, D.C., p. 149

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Table #14 STANDARDS FOR SHOPPING CENTERS

	Neighborhood Center	Community Center	District Center
Major Function	Sale of Convenience Goods & Personal Services	Some Functions of Neighborhood Center Plus Sale of Shopping Goods (Wearing Apparel, Appliances, Etc.)	Some Functions of Community Center Plus Sale of Gen. Mdse., Apparel, Furniture & Home Furnishings
Leading Tenant	Supermarket or Drugstore	Variety Store or Jr. Dept. Store	One or More Major Dept. Stores
Site Area (Gross Land Area)			
Normal Maximum	10 Acres	30 Acres	100 Acres
" Minimum	4 "	10 "	30 "
No. of Stores & Shops			
Maximum	15	30	60
Minimum	5	15	40
Radius of Service Area	½ Mile	2 Miles	4 Miles
Population Req'd to Support Center			
Minimum	4,000	35,000	150,000
Location	Near Intersection of Secondary Roads or Major Roads & Major Roads	Intersections of Major Roads	Intersections of Major Roads or Expressways

References: "AMA X-Ray & Prognosis", Albuquerque City Planning Department, 1962.
"Standards for New Urban Development", Inter-County Regional Planning Commission, Denver, 1960.

Table #15 SOCIAL FACILITY STANDARDS

Facility	Population/Facility	Acres/Facility
Church (100 Seats)	1,500	½ - 1 Acre*
" (800 ")	12,000	4 - 8 " *
Large Restaurants	5,000	1 - 2 " *
Bowling Alleys	10,000	5 " *
Drive-In Theaters	40,000 - 80,000	10 "
Library	25,000 - 50,000	1+ "

*Includes Parking Area

References: "AMA X-Ray & Prognosis", Albuquerque City Planning Department, 1962.
"Standards for New Urban Development", Inter-County Regional Planning Commission, Denver, 1960
"Church Location Study", Albuquerque City Planning Department, 1960

CHURCH STANDARDS FOR NEIGHBORHOODS: Provide for 50% of the population, 76 sq.ft. per person attending, of which 66 sq.ft. will be off-street parking space.

Reference: Sudbury (Canada) Planning Board, 1959

Table #16 MEDICAL & HEALTH FACILITY STANDARDS

Facility	Beds/1,000 Pop.	Ideal Size	Population Served	Land Rqmts.	Location
Out-Patient Clinic	-	-	10,000	1 Acre	Neighborhood Ctr.
District Hospital	3	200 Beds	50,000 to 75,000	10 - 15 Acres	District Center
Large Hospital	3	500 "	Metropolitan Area	25 Acres+	Special Center

References: "AMA X-Ray & Prognosis," Albuquerque City Planning Department, 1962
"Standards for New Urban Development," Inter-County Regional Planning Commission, Denver, 1960
"AMA Facilities Outlined," Albuquerque City Planning Department, 1962

A10023

to achieve several objectives, including:

1. Emphasize the function of particular commercial activities and provide appropriate locations for each type.
2. Consolidate and group supporting commercial and related activities. Non-compatible grouping have been avoided.
3. Strengthen and improve the values of existing commercial establishments that need to be maintained in the future. Provide a reasonable means of transition for those activities improperly located. Prevent the aggravation of existing problems and/or the creation of future commercial blight.

The Land Use Plan for 1985 reflects these objectives and indicates several significant features, including:

1. An improved Central Business District surrounded by a frame of compatible and supporting commercial and related uses.
2. An attempt to consolidate or nucleate much of the existing strip commercial into reasonable groupings of supporting commercial activities that will have greater strength.
3. Well-planned local commercial centers to serve the adjacent residential communities.
4. Special locations for special commercial activities with peculiar location requirements, particularly the heavier commercial activities.
5. Better commercial locations in relation to traffic and access.

Industrial: Albuquerque is just beginning to realize its potential in the manufacturing and industrial fields. The Albuquerque Industrial Development Service (AIDS), a group organized to promote industrial development, currently is working toward these ends.

In these days of modern communications, scientific research, and industrial technology, it no longer is essential to be located near a vast population center as a potential market to become an industrial community. There are many types of industry today, and Albuquerque has sufficient advantages to offer some industries, particularly the rapidly expanding electronics and science and research-oriented industries.

Unfortunately, too little attention or effort has been directed toward industrial planning in Albuquerque. Hopefully, this will be corrected in the near future.

The 1985 Land Use Plan has endeavored to promote the following objectives:

1. Preserve adequate potential industrial property within the urban area to satisfy the requirements for 25-50 years in the future.
2. Recognize the diversity of industrial types, e.g., light manufacturing, heavy industrial, service industrial, research and development, mining, etc. Each type has its own location requirements which must be considered in long-range planning.
3. Locate industrial areas properly with respect to such factors as transportation facilities, utilities, topography and drainage, service requirements, residential areas, and supporting facilities. It also is necessary to plan to keep incompatible land uses out of industrial areas and incompatible industrial activity out of non-industrial areas.
4. Take advantage of the special opportunities Albuquerque has to offer industry. The Plan attempts to utilize such existing factors as climate, educational facilities, and space age activities in Albuquerque and New Mexico.
5. Encourage development of improved industrial facilities such as industrial parks and research centers.
6. An improved industrial-commercial district adjacent to the CBD which can take advantage of its central location, transportation, and other facilities.

A10024

1985 LAND USE REQUIREMENTS

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The urban land requirements for the study area are tabulated in the appendix, showing zone by zone requirements compared with existing land use development.

In calculating the 1985 land use requirements, the basic plan control procedures were followed.

The first step was to determine the basic standards for development. These were then used to calculate preliminary study area total requirements, generally by conversion to a figure of so many acres of each use required per 100 population. The next step was to apply the standards to specific land use areas throughout the study area and total the resulting land use in each of the traffic zones and districts. These figures then were compared with a distribution of the preliminary study area totals to the quadrant and district levels. Any differences in totals at the district level required adjustments of either or any of the zone, quadrant, or study area totals.

Population was the basic control projection for 1985, and residential land use was the main method of reflecting the population distribution throughout the study area.

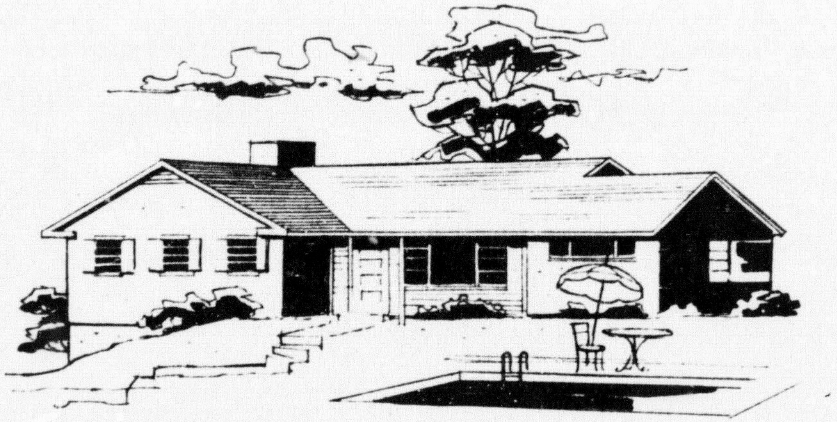
The projected population of 825,000 for the study area was distributed to the four quadrants, then to the districts.

On the preliminary 1985 land use map, the proposed residential areas were noted by their density and population characteristics. Each of these areas was measured with the resulting acreage multiplied by the average number of persons/acre expected in each of the residential areas based on its density and population characteristics.

Table 10 shows the planned densities and population characteristics with the resulting figures for persons per acre that were used to calculate population totals. The population within each traffic zone and district was totaled and compared with the preliminary population distribution. Adjustments were made for any differences as required, subject to two basic limitations: the total study area must equal 825,000, and no residential area may show more population than it could accommodate at the standards for which it was planned.

Most of the districts were found to have more capacity than there were people that could be expected to fill them. Thus most of the adjustments were to pare down the population totals for districts to a figure at which they could reasonably be expected to develop and which would balance in relation to the population expected in the other districts.

The initial residential distribution was dependent upon density and corresponding population as the control. These density figures were then converted to structure type to correspond with the 1962 survey data by a factoring process. The estimates of new residential unit construction by structural type made by Larry Smith & Associates, Incorporated, in their CBD Study were used as a preliminary estimate and control for the percentage of units by structural type in 1985. The low density residential areas were assumed to be all multi-family units, and the highest density, all multiple-family units except for some existing single-family units which would remain. The medium density residential



areas then were factored to absorb the remaining multiple units.

The basic procedures for distributing commercial, industrial, and public land uses were the same as for residential except that the control projections for the study area were not as firm as they were for population.

A preliminary estimate of the total commercial requirements for the study area was made and distributed to the district level. This estimate was derived from several estimates based on such factors as existing ratios, standards, comparisons with other cities, etc. The preliminary land use plan map at 1":2,000' scale then was developed recognizing existent values and standards for new improvements. These were then measured and tabulated by zones and districts. Any differences in the two estimates at the district level were adjusted.

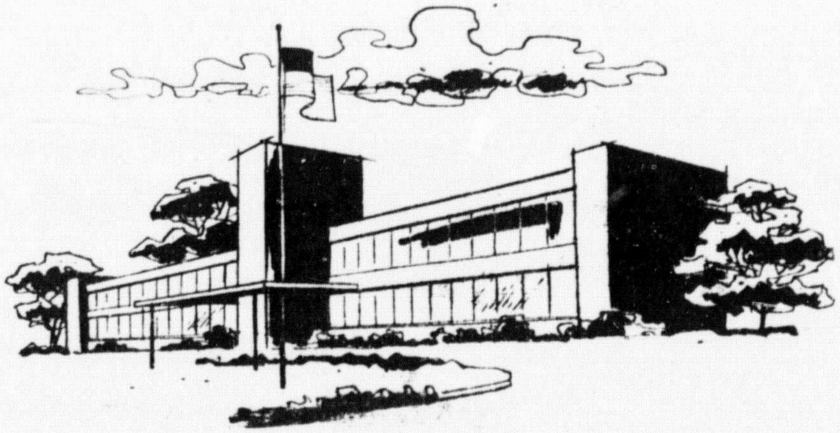
The industrial plans were developed based on the principle that good industrial sites should be preserved on the plan even though many cannot be expected to be fully developed by 1985. The tabulation of industrial land requirements of 1985 reflect the amount of industrial land that is expected to develop by 1985, thus many of the areas shown on the map were factored for per cent of development much like the factoring of outlying residential areas.

In estimating the 1985 industrial requirements for the study area, population and employment were used as factors multiplied against standards for industrial development. Two categories, light and heavy industrial, were used in estimating requirements, with the standard balancing and control procedures used to arrive at the final figures.

The preliminary estimates for public, quasi-public, and public open were the most difficult to control. Here the standards for major facilities such as schools, churches, parks, etc. were the main control. For special facilities and large, extensive parks, comparisons with suggested standards and other cities provided the main control. Because of the locational requirements for these types of facilities, a great deal of reliance was placed on the totals for the zones and districts which then were checked to ascertain wheather they provided a reasonable total. Each of the major facilities such as schools, parks, hospitals, churches, etc. were considered separately in arriving at the total public uses.

Agriculture is an important 'non-urban' use of land within the study area. Although Albuquerque will not be dependent on local sources for its food products, it will be desirable to preserve a substantial amount of good agricultural land within the valley.

No precise amount of agricultural land can be determined as necessary in 1985, but the plan shows 6,322 acres remaining in agricultural use in 1985 as compared the existing 16,826 acres. These will largely be located in the far north and south portions of the valley, or scattered throughout valley residential areas.



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OTHER SPECIAL ELEMENTS OF COMPREHENSIVE PLAN

A10027

Thorofare Plan: Albuquerque originally adopted a 'Master Plan of Highways' in 1950. It has been amended from time to time, and now is known as the 'Thorofare Plan'. This plan will be tested, evaluated, and modified as a result of the current Transportation Study. Transportation Study reports are expected in the summer of 1964 from the consulting engineer, Wilbur Smith and Associates.

Master Plan of Water Supply: This plan was prepared in 1963 by Gordon Herkenhoff & Associates, consulting engineer for the City.

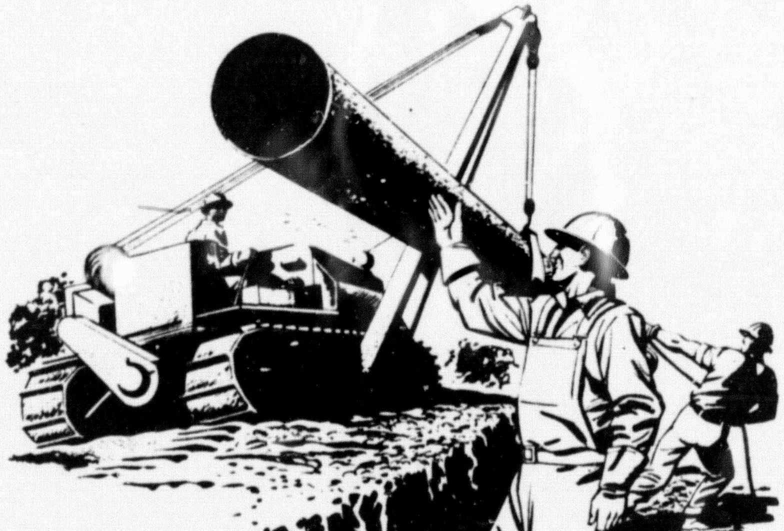
Water planning in Albuquerque goes back to 1948 when the first report was prepared. The plan was intended to 'establish a base for the continuing study of the water supply system.'* It presents an outline of a workable scheme to be followed in developing Albuquerque's water works, which must be reviewed for factors affecting water supply design.

Master Plan of Drainage: This report and plan also was developed in 1963 by the consulting engineer, Gordon Herkenhoff & Associates. It presents an analysis of existing drainage and flood problems together with data and discussion of methods that may be employed to deal with these matters and/or other anticipated conditions.

The Corps of Engineers' plans for construction of the North & South Diversion Channels are part of this plan. The Albuquerque Metropolitan Arroyo Flood Control Authority has been created recently to carry out this portion of the flood control plans.

Master Plan for Sanitary Sewers & Sewage Treatment Works: The current plan report was prepared in 1963 by the consulting engineer, W. F. Turney & Associates. It presents a study of the sanitary sewer and sewage treatment works of Albuquerque together with a long-range plan that will allow facilities to be expanded for future growth. It also lists anticipated costs.

Parks & Recreation Plan: This report was prepared in 1963 by the planning consultants, Harland Bartholomew & Associates. Generally, the plans and standards in this report have been included in the Land Use Plan for 1985, but more detailed information can be found in the Bartholomew report. The Land Use Plan does, however, anticipate some modifications which have been noted in the report.



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*'*Master Plan of Water Supply for the City of Albuquerque, New Mexico, and Environs*,' *Gordan Herkenhoff & Associates, 1963, p. 24.*

THOROFARE PLAN

MASTER PLAN

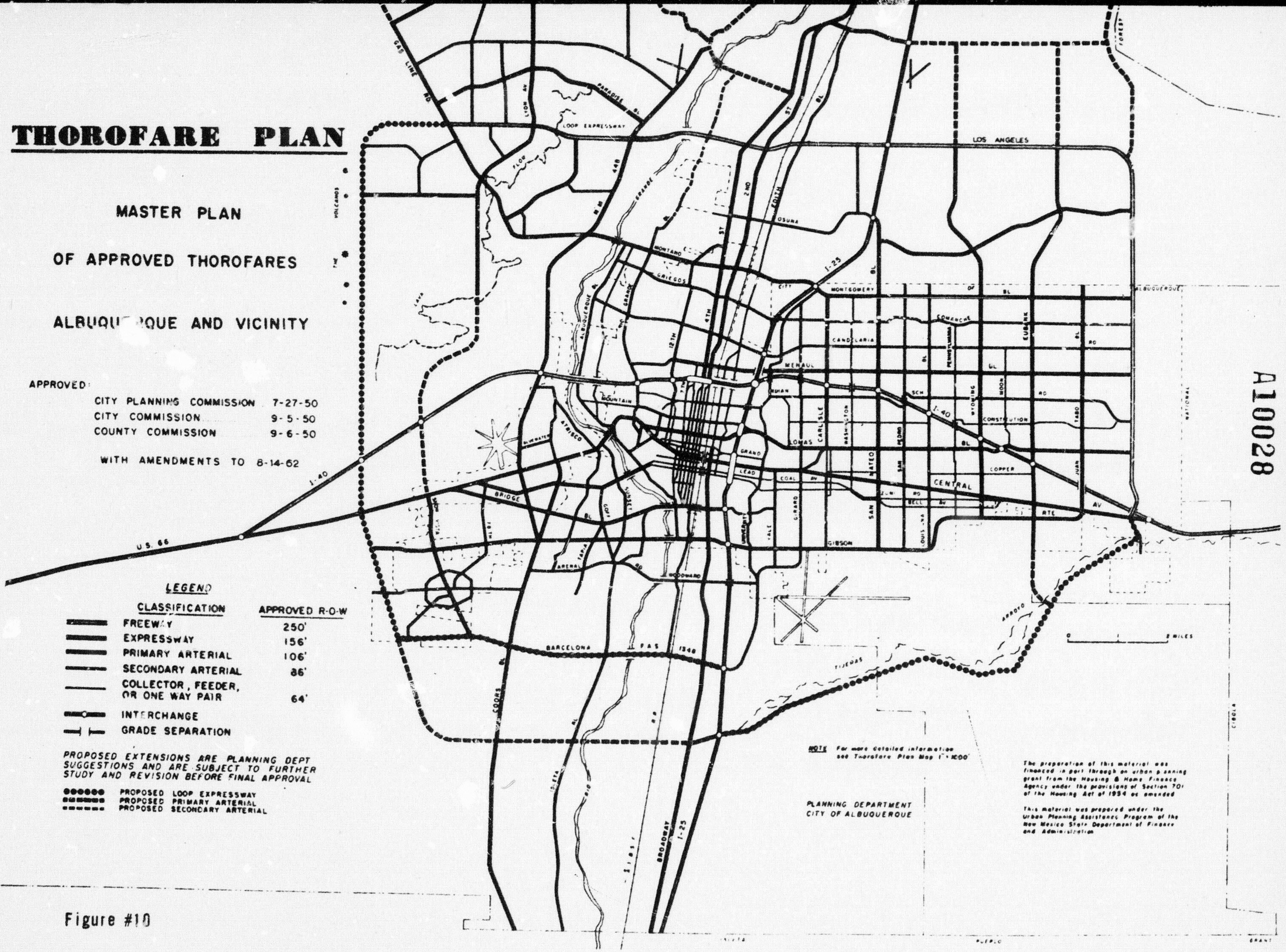
OF APPROVED THOROFARES

ALBUQUERQUE AND VICINITY

APPROVED:

CITY PLANNING COMMISSION	7-27-50
CITY COMMISSION	9-5-50
COUNTY COMMISSION	9-6-50

WITH AMENDMENTS TO 8-14-62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LION AV
PARADISE BL
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GRANDE
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LOS ANGELES
OSUNA
MONTANO
GRIEGOS
I-25
CITY
MONTGOMERY
OF
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ALBUQUERQUE
COMANCHE
CANDELARIA
MENAUL
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EUBANK
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WYOMING
MOON
I-40
CONSTITUTION
ATRISCO
LOMAS
CARLISLE
WASHINGTON
SAN PEDRO
TABO
JUAN
GRAND
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RTE
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GIRARD
YALE
SAN MATEO
LOUISIANA
UNIVERSITY
GIBSON
U.S. 66
ARENAL
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WOODWARD
ARROYO
BARCELONA
F.A.S. 1348
TIJERAS
0
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COORS
ISLETA BL
RIO
BROADWAY
I-25
FOREST
NATIONAL
ISLETA
PUEBLO
GRANT

LEGEND

CLASSIFICATION	APPROVED R-O-W
FREEWAY	250'
EXPRESSWAY	156'
PRIMARY ARTERIAL	106'
SECONDARY ARTERIAL	86'
COLLECTOR, FEEDER, OR ONE WAY PAIR	64'
INTERCHANGE	
GRADE SEPARATION	

PROPOSED EXTENSIONS ARE PLANNING DEPT SUGGESTIONS AND ARE SUBJECT TO FURTHER STUDY AND REVISION BEFORE FINAL APPROVAL

●●●●●● PROPOSED LOOP EXPRESSWAY
▬▬▬ PROPOSED PRIMARY ARTERIAL
------ PROPOSED SECONDARY ARTERIAL

NOTE For more detailed information see Thorofare Plan Map 1" = 1000'

PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

The preparation of this material was financed in part through an urban planning grant from the Housing & Home Finance Agency under the provisions of Section 701 of the Housing Act of 1954 as amended

This material was prepared under the Urban Planning Assistance Program of the New Mexico State Department of Finance and Administration

Figure #10

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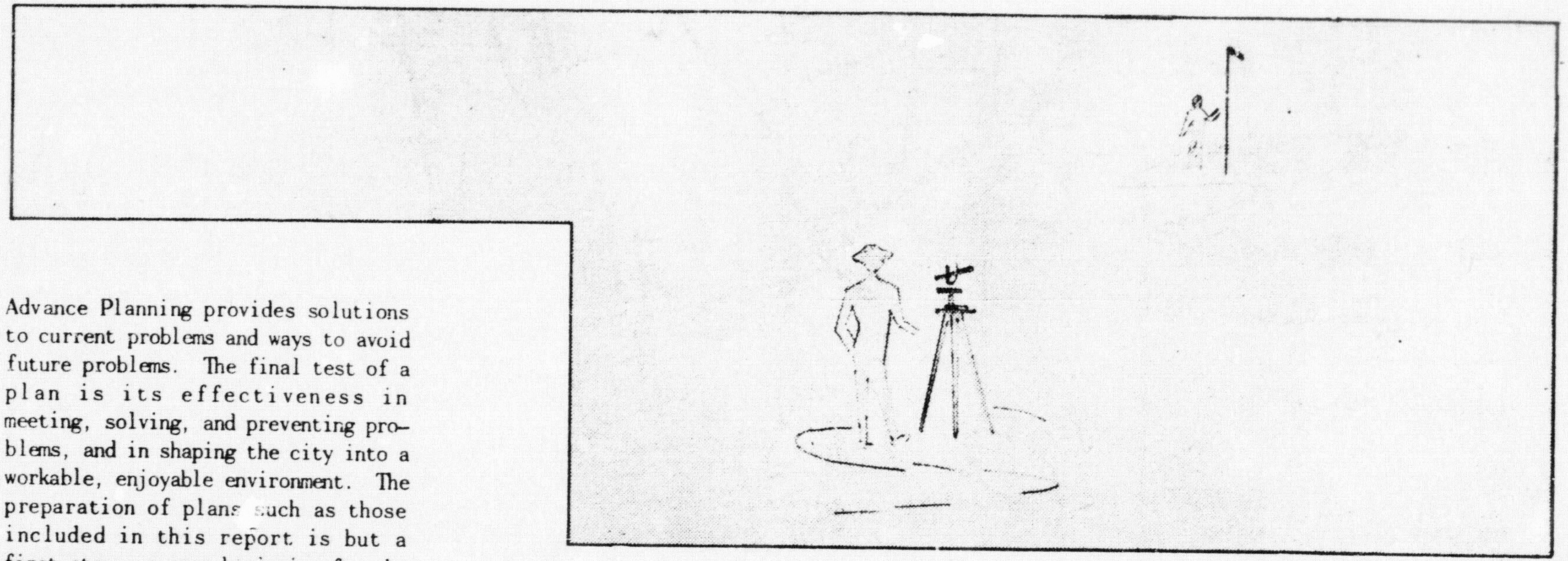


Advance Planning provides solutions to current problems and ways to avoid future problems. The final test of a plan is its effectiveness in meeting, solving, and preventing problems, and in shaping the city into a workable, enjoyable environment. The preparation of plans such as those included in this report is but a first step - a mere beginning for the final but most important phase of planning - the implementation.

Implementation may be the hardest part of planning. It requires more than the professional services of a planner - it requires the action of people, both public and private. Planning is subtle. It is neither black nor white, but rather shades of gray. It is not permanent, but continuous. It is not 'a plan,' but a process of planning. Planning is effective when it widens public understanding of a city's problems and opportunities. It is influential when it conveys principles and policies to deal with the problems and stimulates interest and enthusiasm for a better community.

While much of the influence of planning is subtle, it also may have much direct influence through public controls. New Mexico statutes outline the planning powers and controls the various public agencies within the state may assume. Local city and county governments have availed themselves of some of these 'tools' or controls to implement planning.

Some of these 'tools' now used by local agencies or recommended for adoption include:

1. **Master Plan Adoption**
   The City and County have an approved Thorofare Plan, formerly designated as a 'Master Plan of Highways.' The City also has developed and used 'Master Plans for Water, Storm Drainage, and Sanitary Facilities'. We now have proposed plans for parks & recreation, water, storm drainage and flood control, sanitary sewers, and land use. All of these should be adopted by the various government agencies. Enabling legislation for both the City and County needs to be reviewed and appropriate legal action taken to officially adopt these plans.
2. **Zoning Ordinances**
   These are local laws governing land use. Used properly, they may be effective controls for implementing a comprehensive plan. The City of Albuquerque's ordinance is being reviewed for possible revision in the near future. Bernalillo County is studying a proposed zoning ordi-

nance which may be adopted after further public hearings and review. It must be realized that zoning ordinances are not of themselves a land use plan. They are controls regulating the use of land at that particular time. They are subject to amendment and change as the community develops, and if properly timed and directed, ordinance amendments may be effective instruments in properly staging development in accord with the policies and objectives of the comprehensive plan.

3. **Subdivision Regulations**
   These are the local laws governing the platting and subdivision of land. They help insure safe street design, protect natural drainage channels, and preserve school and park sites. Both the City and County have subdivision regulations which should be reviewed and possibly revised.

4. **Future Street Line Regulations**
   These designate land requirements for rights-of-way for future thorofares. The City has an ordinance, and the County a resolution providing for future street lines. Some states have so-called 'official maps' which reserve the communities' rights to acquire needed properties. Our local regulations should be studied and probably revised. Consideration should be given to extending the regulations to cover other land requirements such as drainage channels, parks, et cetera.

5. **Other Codes & Regulations**
   Building codes, health and sanitation, and fire regulations are some of the regulations necessary to enforce and support planning programs. These codes need to be established in Bernalillo County and enforcement procedures set up.

6. **Neighborhood Rehabilitation & Urban Renewal**
   There are action-type programs which a local agency may direct at the needs of a specific area in the community. The City has one federally unassisted neighborhood rehabilitation program underway. Other areas are being considered for similar treatment. Some areas in transition from one type of use to another will require redevelopment.

7. **Capital Improvement Programs**
   These describe the 'budget' of public expenditures for capital improvements. It is a scheduling based on a series of priorities according to need, desire, or importance of each improvement and the community's financial ability to pay for them.
   Programming is a vital bridge between the master plans and actual construction. It helps to assure the public that its expenditures are coordinated and properly timed.

   Both the City and County need to develop long-range capital improvement programs based on their plans for thorofares, water, parks, storm drainage, and other facilities which can be reviewed and extended annually.

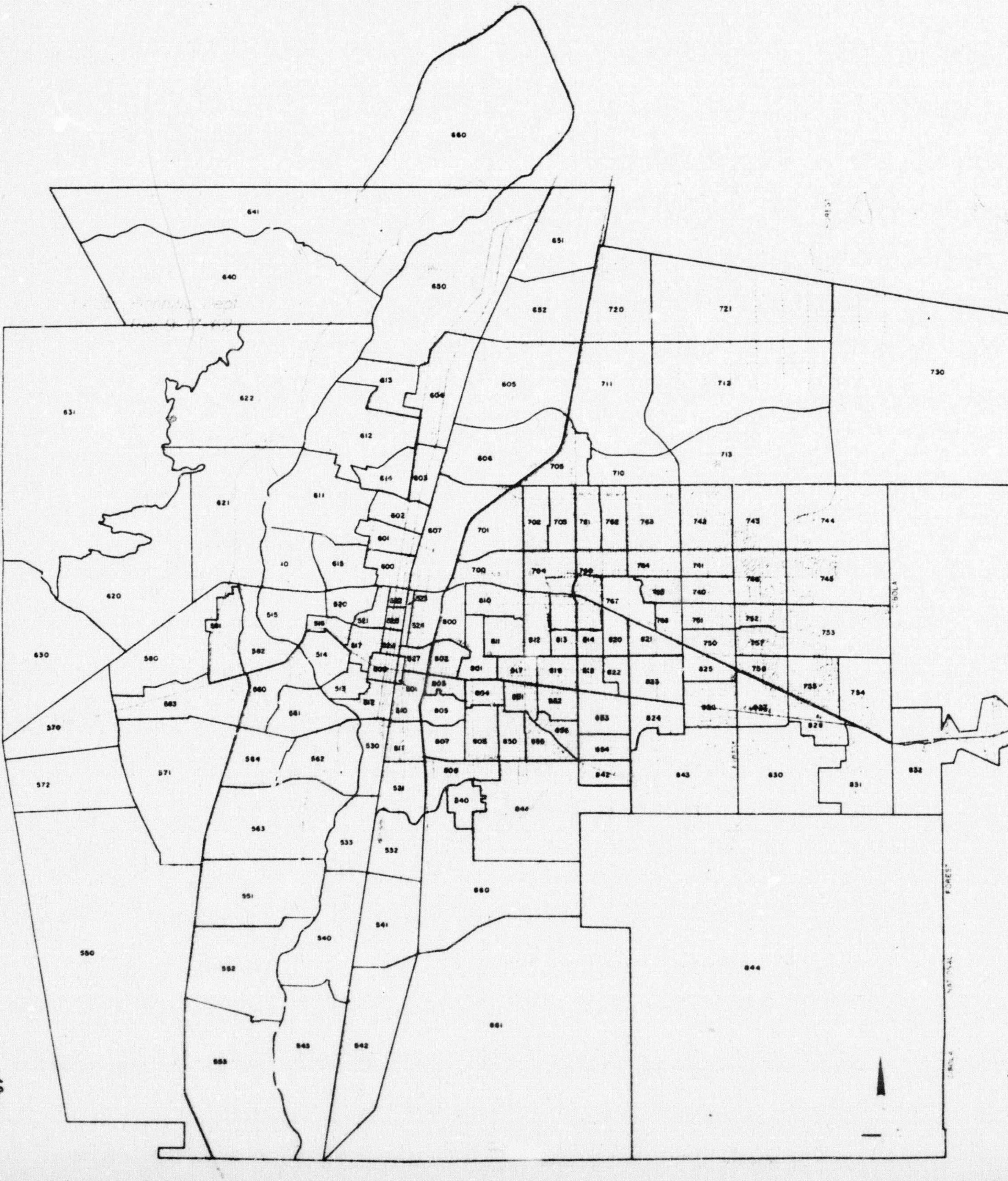
8. **Public Information**
   An informed public is requisite to effectively implement any planning program. The citizens should be regularly informed of new plans and programs. The public offices should be organized to effectively answer public inquiries.

A10030

A10031

ALBUQUERQUE TRANSPORTATION STUDY

TRAFFIC ZONES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720
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730
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604
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711
712
631
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620
520
610
767
766
740
515
521
800
788
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583
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584
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807
808
850
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572
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562
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842
843
830
831
832
840
844
563
533
532
860
551
541
540
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844
861
543
542
553
CIBOLA
NATIONAL
FOREST

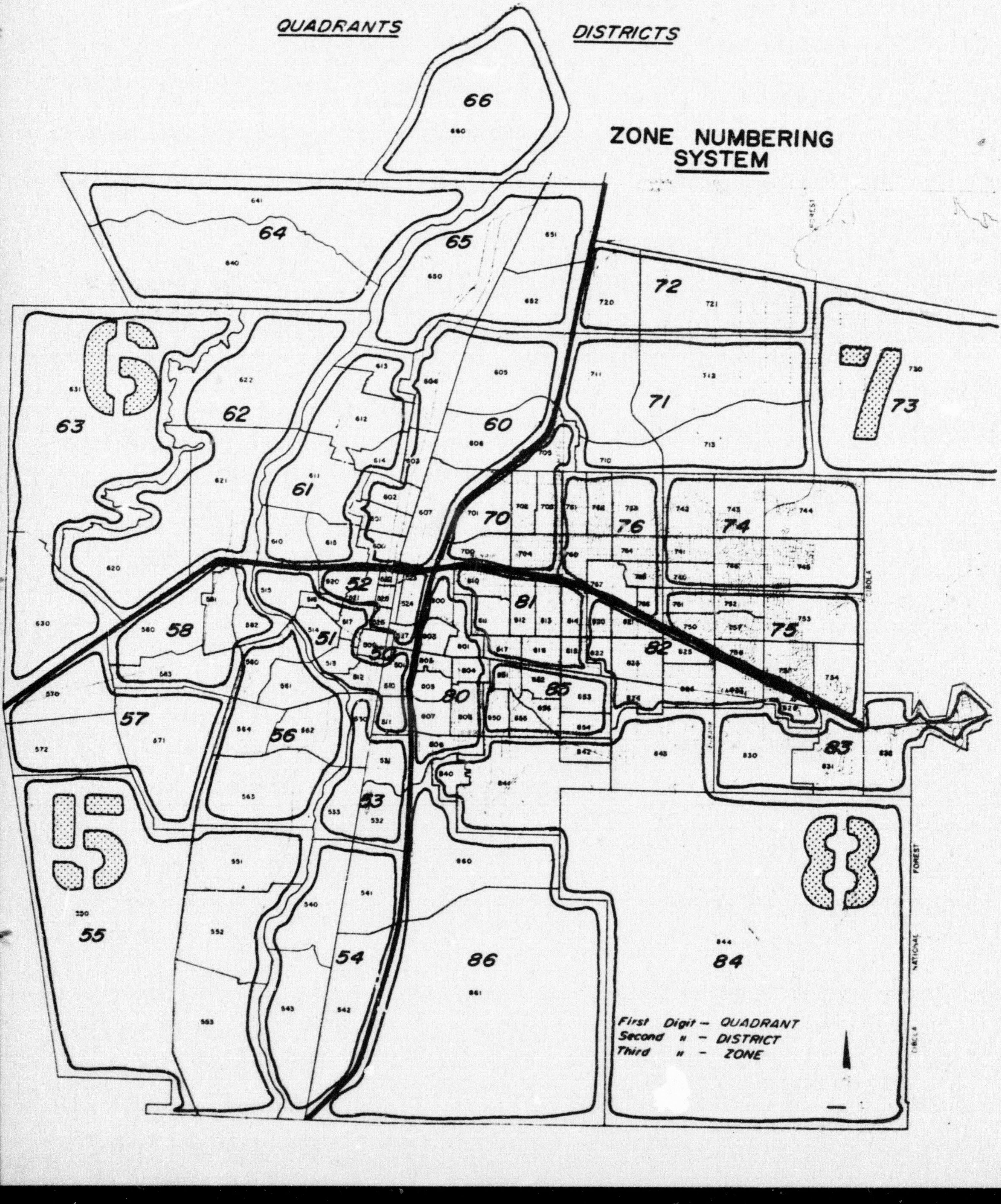
Figure A-1

A10032

ALBUQUERQUE TRANSPORTATION STUDY

TRAFFIC ZONES

QUADRANTS DISTRICTS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6
7
8
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52
53
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58
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61
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63
64
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74
75
76
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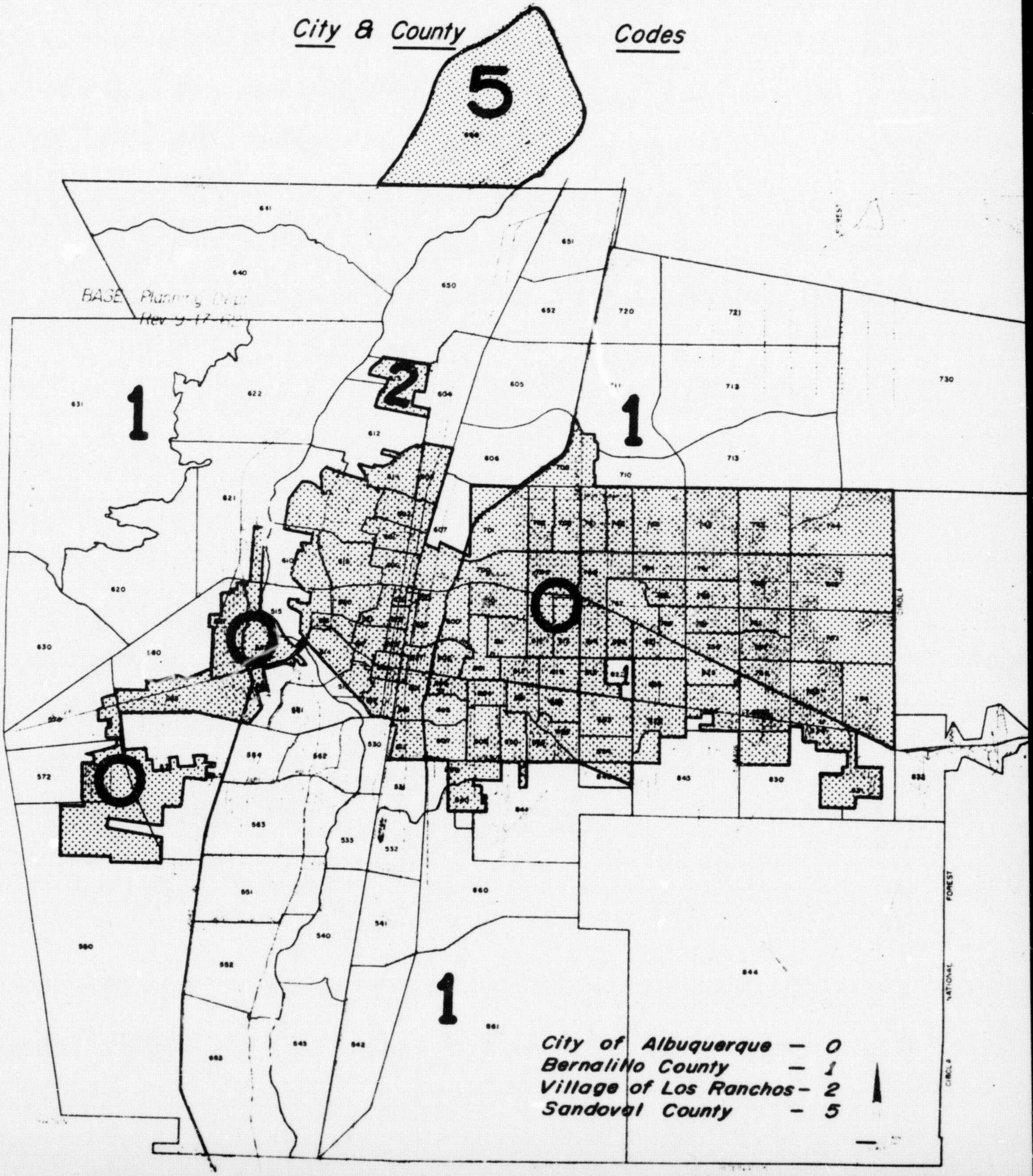
81
82
83
84
85
86
CIBOLA
FOREST
NATIONAL
First Digit – QUADRANT
Second " – DISTRICT
Third " – ZONE

A10033

ALBUQUERQUE TRANSPORTATION STUDY

TRAFFIC ZONES

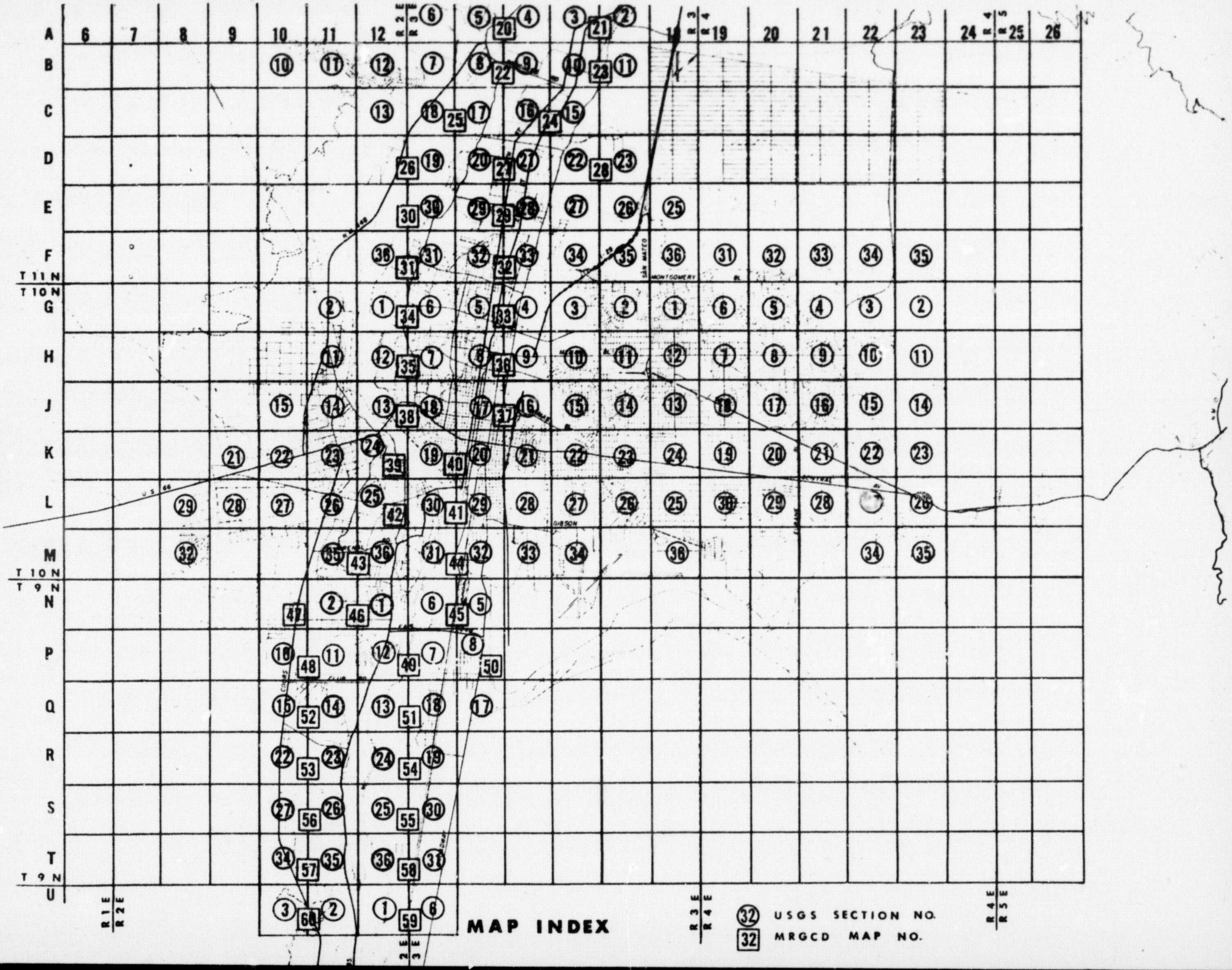
City & County Codes


5
1
2
0
BASE: Planning Dept
Rev 9-17-62
641
640
650
651
652
720
721
730
631
622
605
634
711
712
612
606
713
710
621
607
620
630
515
572
564
562
563
553
533
532
551
560
552
540
541
550
560
545
542
561
543
844
843
830
838
FOREST
NATIONAL
CIBOLA

City of Albuquerque — 0
Bernalillo County — 1
Village of Los Ranchos — 2
Sandoval County — 5

Figure A-3

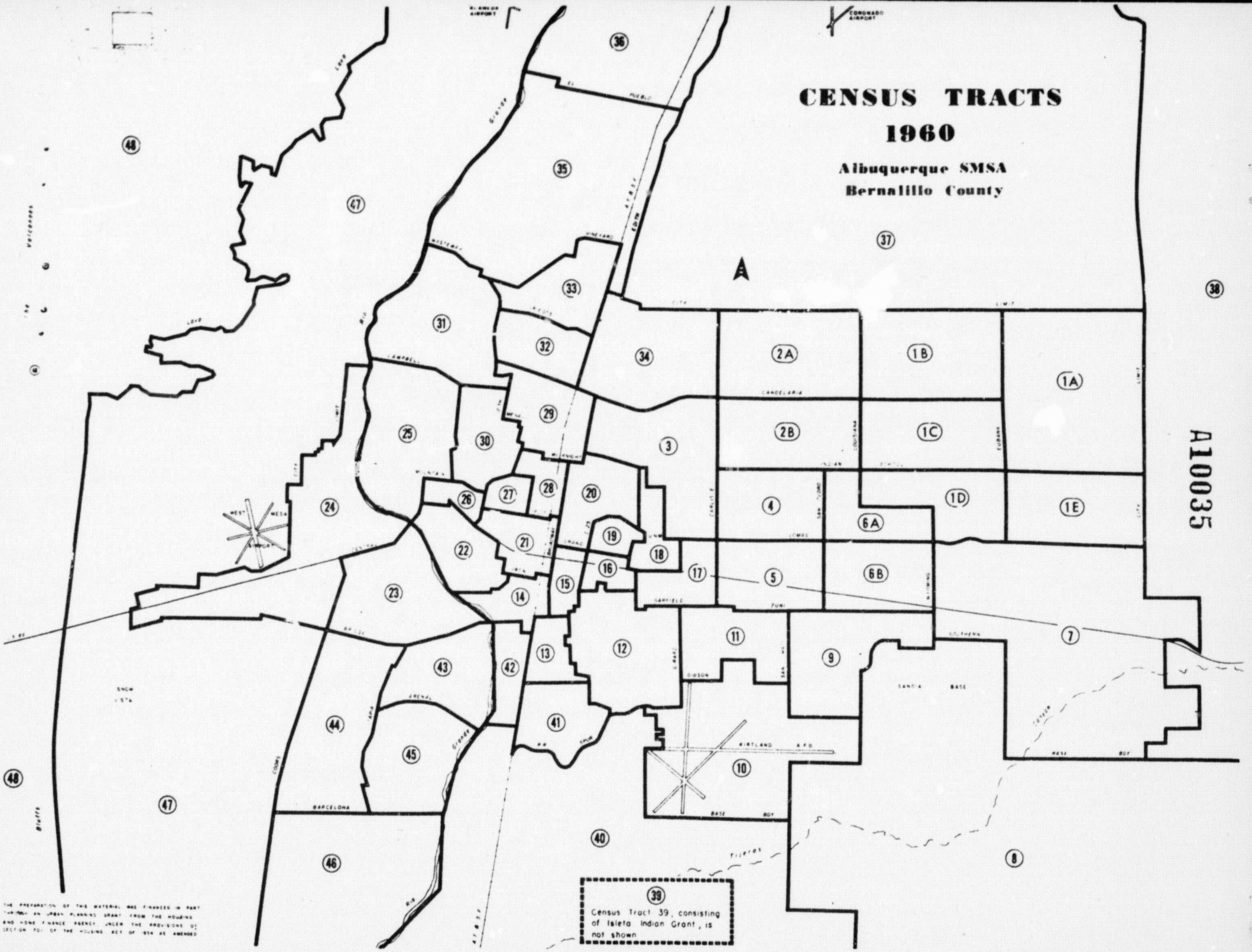
A10034


A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q
R
S
T
U
6
7
8
9
10
11
12
19
20
21
22
23
24
25
26
T 11 N
T 10 N
T 9 N
R 1 E
R 2 E
R 3 E
R 4 E
R 5 E
US 66
MONTGOMERY
SAN MATEO
GIBSON

MAP INDEX

(32) USGS SECTION NO.

[32] MRGCD MAP NO.


CENSUS TRACTS
1960
Albuquerque SMSA
Bernalillo County

36
35
37
38
48
47
33
31
32
34
2A
1B
1A
29
25
30
3
2B
1C
24
27
28
20
4
1D
1E
26
6A
19
22
21
18
16
17
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6B
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8
Alameda Airport
Coronado Airport
El Pueblo
Vineyard
Western
Lewis
Campbell
City Limit
Candelaria
Indian School
Lomas
Central
Mountain
McKnight
Garfield
Zuni
Southern
Bridge
Gibson
Sandia Base
Kirtland A.F.B.
Base Boy
Mesa Boy
Arenal
Barcelona
Coors
Rio Grande
A.T. & S.F.
West Mesa Airport
Snow Vista
Volcanoes
Bluffs
Louisiana
Eubank
Carlisle
San Pedro
Wyoming
San Mateo
Tijeras

Census Tract 39, consisting of Isleta Indian Grant, is not shown

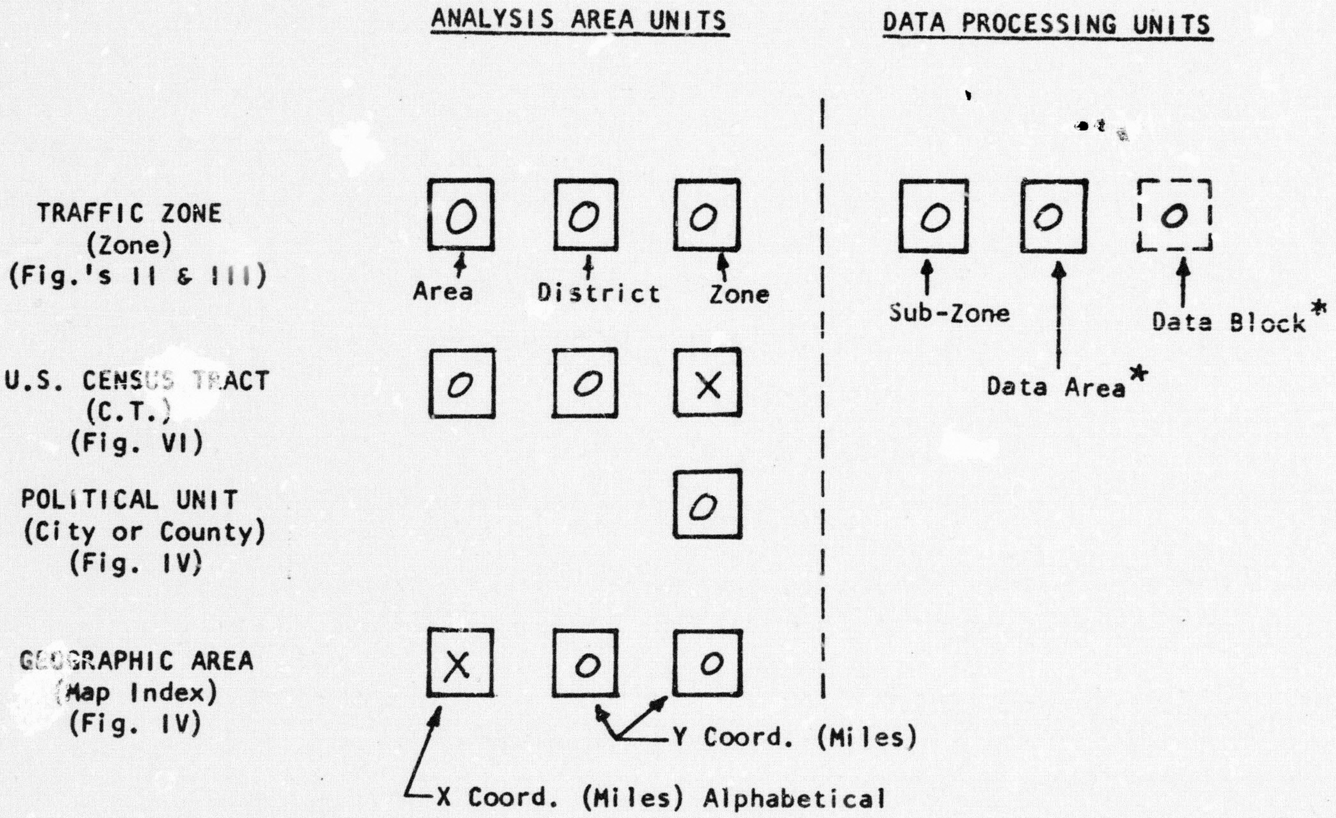
THE PREPARATION OF THIS MATERIAL WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED

A10035

Figure A-5

A10036

DATA CODING SYSTEM

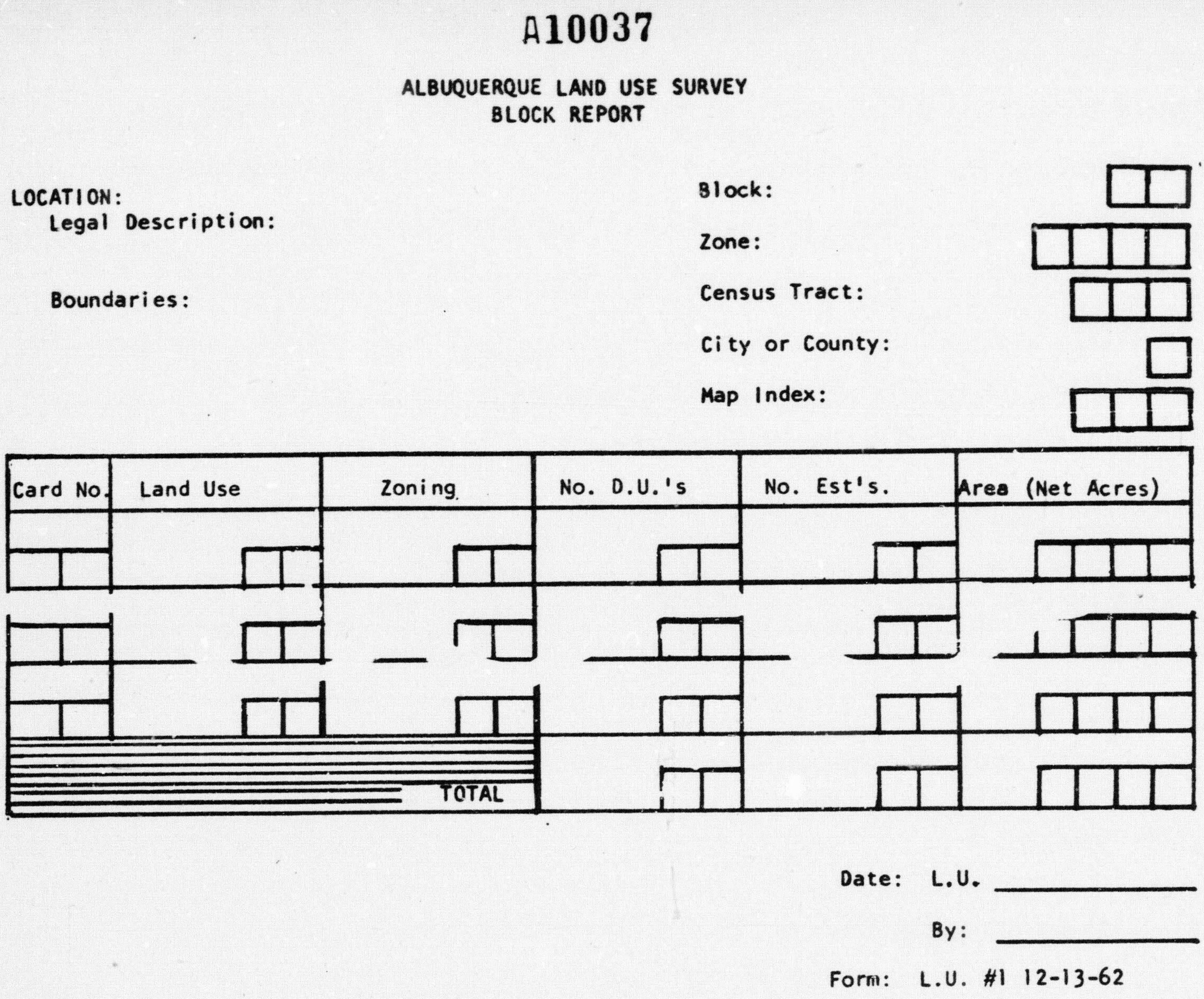

ANALYSIS AREA UNITS
DATA PROCESSING UNITS
TRAFFIC ZONE
(Zone)
(Fig.'s II & III)
0
Area
District
Zone
Sub-Zone
Data Area*
Data Block*
U.S. CENSUS TRACT
(C.T.)
(Fig. VI)
X
POLITICAL UNIT
(City or County)
(Fig. IV)
GEOGRAPHIC AREA
(Map Index)
(Fig. IV)
Y Coord. (Miles)
X Coord. (Miles) Alphabetical

NOTES: 1. Each code represents an area within the metropolitan area. These areas are shown on the small scale maps, II through VI.

2. The Data Processing Units; Sub-Zone, Data Area & Blocks, will fit any of the Analysis Area Units and are cross-coded.

*Data Blocks, the sixth digit of the "Zone" Code, is not listed in this code indices. Land use data will be tabulated to block levels. The "Data Area", the fifth digit, is shown on the "Zone" Code only when the City Limits boundaries split a "sub-zone".

Figure A-6



A10037

ALBUQUERQUE LAND USE SURVEY
BLOCK REPORT

LOCATION:
Legal Description:

Boundaries:

Block: ☐☐

Zone: ☐☐☐☐

Census Tract: ☐☐☐

City or County: ☐

Map Index: ☐☐☐

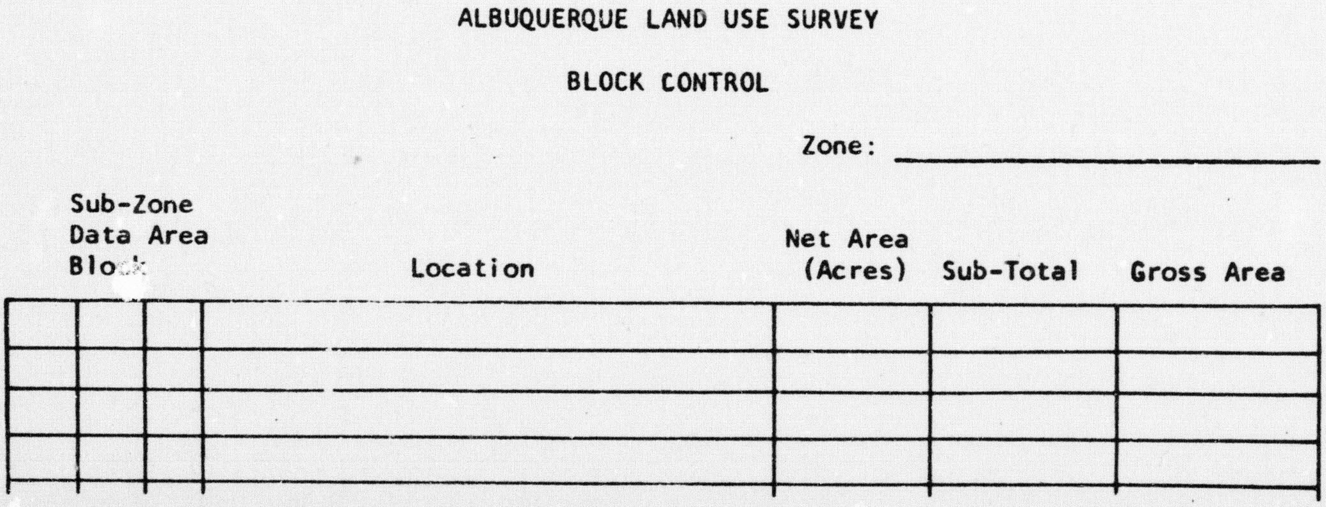
Card No.	Land Use	Zoning	No. D.U.'s	No. Est's.	Area (Net Acres)
☐☐	☐☐	☐☐	☐☐	☐☐	☐☐☐☐
☐☐	☐☐	☐☐	☐☐	☐☐	☐☐☐☐
☐☐	☐☐	☐☐	☐☐	☐☐	☐☐☐☐
TOTAL			☐☐	☐☐	☐☐☐☐

Date: L.U. ______________

By: ______________

Form: L.U. #1 12-13-62

Figure A-7



ALBUQUERQUE LAND USE SURVEY

BLOCK CONTROL

Zone: ______________________________

Sub-Zone	Data Area	Block	Location	Net Area (Acres)	Sub-Total	Gross Area

Figure A-8

A10038

DAILY BUILDING PERMIT RECORD

Land Use Maintenance

PERMIT NO.	ADDRESS	LOT	BLOCK	SUBDIVISION	L.U.	PL No.	FINAL

1962 LAND USE SURVEY
MAJOR CATEGORIES AS CODED & TABULATED

Code	
11	Single Family
12	2-4 Family
13	5+ Family
20	Retail Commercial
30	Service Commercial
40	Heavy Commercial
50	Industrial
51	Light Industrial
52	Heavy Industrial
60	Open Industrial
70	Public & Quasi-Public
80	Public Open Space
91	Agricultural
92	Vacant Land

ALBUQUERQUE LAND & SPACE USE CLASSIFICATION SYSTEM

10 RESIDENTIAL

- 11 Single Family
- 12 2 - 4 Family
- 13 5 or More Family
- 14 Accessory Structures, Residential
- 10 All Other Residential N.E.C.*

20 RETAIL COMMERCIAL

- 21 General Merchandise Group
  - 211 Department Stores
  - 212 Variety Stores
  - 213 Drug Stores
  - 210 All Other General Merchandise N.E.C.*
- 22 Apparel and Accessory
  - 221 Shoe Stores
  - 222 Men's, Boys' Clothing and Furnishings
  - 223 Family Clothing
  - 224 Women's & Children's Clothing,
  - 220 All Other Apparel N.E.C.*
- 23 Food Stores
  - 231 Grocery - General
  - 232 Specialty Food Items
- 24 Automotive
  - 241 Dealers
  - 242 Tires, Batteries & Accessories
  - 243 Gasoline Service Stations
  - 240 All Other Automotive, Aircraft, Marine N.E.C.*
- 20 Other Retail
  - 201 Furniture, Home Furnishings & Appliances
  - 202 Lumber & Building Materials, Including Plumbing & Heating Equipment
  - 204 Hardware, Paint, Glass, Wallpaper
  - 205 Liquor Stores
  - 206 Specialty Shops
  - 207 Secondhand Stores
  - 200 Other Retail N.E.C.*

30 SERVICE COMMERCIAL

- 31 Personal Services
  - 311 Barber & Beauth Shops
  - 312 Funeral, Etc.
  - 313 Laundries & Dry Cleaning
  - 314 Tailor & Alteration Shops
  - 315 Shoe Repair
  - 310 All Other Personal Services N.E.C.*
- 32 Consumer Services
  - 321 Hotels, Motels, Tourist Courts, Etc.
  - 322 Automotive Repair & Service
  - 323 Amusement & Recreational Establishments
  - 324 Bowling Alleys
  - 325 Theaters
  - 326 Golf Courses
  - 327 Eating & Drinking Establishments
  - 328 Miscellaneous Repair Shops
  - 329 Printing & Publishing Companies
  - 320 All Other Consumer Services N.E.C.*
- 33 Business Services
  - 331 Finance, Insurance & Real Estate
  - 332 Transportation, Communication & Utility Office Space
  - 333 Non-Professional Schools
- 34 Professional Services
  - 341 Medical
  - 342 Dental
  - 343 Attorneys
  - 340 All Other Professional N.E.C.*
- 35 Parking
- 30 Other Service Commercial N.E.C.*

40 HEAVY COMMERCIAL

- 41 Wholesale & Warehousing
- 42 Heavy Equipment Dealers

50 INDUSTRIAL

- 51 Light Industrial
- 52 Heavy Industrial

60 OPEN INDUSTRIAL

- 61 Extractive
- 62 Utility, Construction & Wrecking
- 63 Military Installations
- 64 Airports

70 PUBLIC & QUASI-PUBLIC

- 71 Educational & Cultural
- 72 Religious
- 73 Medical
- 74 Institutional
- 75 Governmental
  - 751 Local
  - 752 State
  - 753 Federal

80 PUBLIC OPEN SPACE

- 81 Parks & Recreation
- 80 All Other Public Space N.E.C.*

90 OPEN

- 91 Agricultural
- 92 Vacant Land
- 93 Vacant Structures
- 90 All Other Open Space N.E.C.*

00 RIGHTS-OF-WAY

- 01 Vehicular
- 02 Non-Vehicular

*Not Elsewhere Classified

Figure A-11

A10039

A10040

IMPORTANT CHARACTERISTICS OF BERNALILLO COUNTY CENSUS TRACTS

1960 Census Tract	Total Population	Population by Age Groups				Housing Units		Condition of Housing Units
		Pre-School (Under 5)	School (5-19)	Working (20-64)	Retired (65 & Over)	Owner-Occupied	Renter-Occupied	Deteriorating & Dilapidated
1-A	8,171	1,457	2,715	3,915	84	1,810	127	2
1-B	3,257	532	1,094	1,588	43	720	73	1
1-C	10,937	1,545	3,668	5,453	271	2,441	312	14
1-D	7,018	1,215	2,296	3,423	84	1,532	183	0
1-E	8,083	1,737	2,309	3,964	73	1,784	173	4
2-A	13,219	2,206	4,453	6,353	207	2,927	190	44
2-B	8,830	1,401	2,617	4,551	261	2,011	374	8
3	6,203	627	1,737	3,476	363	1,605	222	15
4	8,938	1,002	2,600	4,899	437	2,154	477	37
5	7,238	580	1,659	4,400	599	1,645	923	30
6-A	3,624	472	1,244	1,826	82	862	50	12
6-B	7,185	1,058	1,858	3,994	275	1,233	1,069	338
7 bc	10	0	4	6	0	0	0	0
7	3,907	771	900	2,155	81	994	144	14
8 bc Sandia	6,626	1,034	1,913	3,648	31	6	1,234	0
8 Base	246	39	86	120	1	0	60	0
9 bc	288	24	11	200	53	3	27	16
9	10,061	1,519	2,734	5,547	261	1,716	1,264	213
10 bc Kirt-	2,145	153	625	1,360	7	1	257	0
10 land	1,198	264	369	559	6	1	275	1
11	8,896	943	2,281	5,174	498	2,042	823	187
12	4,392	801	1,192	2,272	127	845	379	80
13	5,656	951	1,936	2,491	278	748	609	696
14	5,622	834	1,812	2,588	388	698	820	1,096
15 URA	4,298	523	1,004	2,277	494	524	910	206
16	3,024	237	428	2,051	308	328	973	56
17	5,549	452	1,051	3,367	679	1,253	895	58
18 UNM	1,304	22	623	647	12	43	34	1
19	1,251	45	219	817	170	271	163	5
20	3,383	520	1,130	1,489	244	421	429	440
21 CBD	3,785	269	751	2,201	564	405	1,186	426
22	3,386	301	664	2,024	397	583	734	20
23 bc	6,704	1,098	2,247	3,025	334	1,093	597	582
23	663	88	203	340	32	128	67	81
24	7,624	1,258	2,339	3,801	226	1,498	489	253
25 bc	576	103	201	249	23	113	19	70
25	4,528	670	1,543	2,089	226	843	301	326
26	2,415	315	724	1,201	175	396	327	413
27	4,779	595	1,252	2,474	458	794	689	394
28	1,225	167	315	630	113	153	223	110
29	5,995	830	1,748	3,027	390	1,142	621	257
30	1,691	236	634	722	99	275	103	207
31 bc	70	8	21	33	8	13	7	14
31	2,854	383	893	1,407	171	621	152	54
32	5,846	885	1,696	2,920	345	1,083	549	344
33	4,801	618	1,508	2,436	239	1,041	298	98
34 bc	660	97	285	265	13	78	54	34
34	104	12	33	55	4	21	5	8
35 bc	7,262	926	2,311	3,654	371	1,543	407	423
*35	3	-	-	-	-	-	-	-
36 bc	3,337	520	1,079	1,565	173	654	198	296
37 bc	1,429	242	467	672	48	264	70	85
38 bcE.Cty	2,929	412	1,022	1,363	132	587	156	395
39 bc Isl.	756	117	266	329	44	168	9	6
40 bc	1,793	312	576	861	44	285	140	86
41 bc	1,734	327	667	678	62	235	128	143
42 bc	1,870	333	730	730	77	213	171	364
43 bc	5,429	782	1,704	2,616	327	948	526	392
44 bc	4,081	694	1,430	1,793	164	717	225	254
45 bc	6,067	1,076	2,110	2,591	290	1,044	360	129
46 bc	5,478	829	1,846	2,535	268	1,072	277	231
47 bc	1,027	145	318	528	36	194	71	105
48 bc	739	142	247	336	14	84	40	26
	262,199	37,754	78,398	133,760	12,284	48,906	22,668	10,201

* 35 - No Data Available to Indicate Age Groups of the 3 Persons in this Census Tract

bc - Bernalillo County

NOTE: Census Tract 39 (Isleta Indian Reservation) is not shown on the Census Tract map.

A10041

Table A-2

Population Characteristics 1962-1985

Traffic Zone	Population[1]		Dwelling Units[2]		School Age Children[3]		Employed Persons[4]		Income Level[5]	
	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985
500 CBD	883	858	277	388	174	299	376	493	D	D
501 CBD	118	-	37	-	23	-	51	-	D	-
50 CBD	1001	858	314	388	197	299	427	493		
510	[illegible]47	3861	1652	1116	1389	1350	1823	1421	E	E
511	[illegible]8	3549	1449	873	1987	920	1689	1111	E	E
512	6[illegible]6	6825	1304	2328	1442	2380	1656	2963	E	E
513	2069	2847	873	1043	406	996	956	1328	B	B
514	1197	1326	505	509	235	461	553	648	A	A
515	1503	5031	393	1285	455	1750	455	1636	C	B
516	2240	2106	677	631	772	735	860	803	D	C
517	4610	7176	1459	2765	1046	2500	1729	3520	D	C
51	27480	32721	8312	10550	7[illegible]32	11092	9721	13430		
520	739	234	180	61	277	81	218	78	D	D
521	2523	2106	786	643	803	750	885	818	D	D
522	261	-	77	-	75	-	97	-	D	-
523	184	-	56	-	49	-	63	-	E	-
524	2574	-	623	-	854	-	687	-	E	-
525	393	-	123	-	96	-	123	-	D	-
526	617	273	198	97	147	97	198	123	D	D
527	1556	2808	429	388	460	976	484	494	E	E
52	8847	5421	2472	1189	2761	1904	2755	1513		
530	1951	-	378	-	757	-	426	-	E	-
531	1748	-	307	-	668	-	406	-	E	-
532	31	-	8	-	10	-	10	-	C	-
533	[illegible]34	1000	86	300	107	259	106	382	C	C
53	[illegible]064	1000	779	300	1542	259	948	382		
540	1036	3390	280	982	349	949	346	1250	C	C
541	360	-	93	-	116	-	115	-	C	-
542	39	-	10	-	12	-	12	-	C	-
543	175	1110	45	328	56	300	56	417	C	C
54	1660	4500	428	1310	533	1249	529	1667		
550	325	17500	94	4863	101	5500	115	6192	C	B
551	3973	11500	1068	3221	1339	3600	1145	4100	C	C
552	1570	7290	422	2075	529	2160	452	2642	C	C
553	2083	13710	560	4120	702	4320	600	5243	C	C
55	7951	50000	[illegible]44	14279	2671	15580	2312	18177		
560	3061	10000	732	3160	1159	2590	864	4022	D	D
561	4322	11700	1032	3700	1437	3030	1198	4711	D	D
562	5412	10500	1440	2340	1699	2720	1668	2979	D	D
563	8168	18300	1935	5090	2869	5750	2161	6480	D	C
564	2643	8500	651	2660	926	2200	709	3386	D	D
56	23605	59000	5790	16950	8090	16290	6600	21577		
570	-	-	-	-	-	-	-	-		
571	3[illegible]	29000	97	7370	104	9910	119	9382	D	C
572	1753	8000	511	2234	543	2510	625	2844	C	C
57	2088	37000	608	9604	647	12420	744	12226		
580	20	19000	6	4820	6	6620	7	6136	C	B
581	4720	10000	12[illegible]9	2540	1448	3480	1512	3233	C	C
582	2198	8000	605	2020	674	2780	704	2572	C	D
583	2543	19000	700	5223	780	5090	814	6649	C	C
58	9481	56000	2610	14603	2908	17970	3037	18590		
Southwest	86178	246500	23457	69173	26548	77063	27073	88057		
600	3136	6450	916	2000	915	1670	1177	2546	C	D
601	2806	7410	826	2180	820	1920	1003	2775	C	C
602	3779	5970	1121	1888	1096	1540	1288	2404	C	C
603	1855	3240	545	1026	583	840	688	1206	C	C
604	4020	15382	1139	4741	1261	3987	1300	6035	C	C
605	8[illegible]	48	222	14	271	14	242	18	C	C
606	1368	-	365	-	442	-	401	-	C	-
607	1690	-	408	-	537	-	549	-	C	-
60	19493	38500	5542	11849	5925	9971	6648	15084		
610	2709	4360	708	1395	926	1130	820	1776	C	C
611	4178	9780	1192	3118	1289	2530	1440	3969	C	C
612	1358	6770	389	2149	432	1750	443	2736	B	B
613 Village	652	5100	187	1648	207	1320	212	2098	B	B
614	3105	6330	912	1840	975	1640	1152	2342	C	C
615	2635	4160	605	1120	873	1080	719	1426	D	C
61	14637	36500	3993	11270	4702	9450	4786	14347		
620	7	16170	2	4482	2	5080	2	5706	C	B
621	128	16500	37	4560	39	5180	46	5805	C	A
622	55	15730	16	4350	17	4940	20	5537	C	A
62	190	48400	55	13392	53	15200	68	17048		

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630		-	-	-	-	-	-	-	-	-	-
631		-	5500	-	1525	-	1730	-	1941	-	A
63		-	5500	-	1525	-	1730	-	1941		
640		1418	16400	410	6728	439	5150	505	8565	B	B
641		574	10000	166	1177	178	3140	205	1498	C	B
64		1992	26400	576	7905	617	8290	710	10063		
650		4186	13250	1157	4050	1356	3430	1284	5156	C	B
651		277	150	74	45	90	39	81	57	C	C
652		197	600	38	180	46	155	42	225	C	C
65		4660	14000	1269	4275	1492	3624	1407	5442		
660		1689	3500	446	1120	308	907	568	1426	C	C
66		1689	3500	446	1120	308	907	568	1426		
	Northwest	42661	172800	11881	51336	14460	49172	14187	65351		
700		-	-	-	-	-	-	-	-	-	-
701		198	200	43	43	82	69	63	54	B	B
702		4039	5650	981	1487	1361	1750	1240	1694	B	B
703		3182	5040	773	1330	1072	1718	977	1693	B	B
704		4144	9160	1152	2250	1229	3170	1472	2864	B	C
705		-	5950	-	1680	-	2063	-	2139	-	C
70		11563	26000	2949	6790	3744	8770	3752	8644		
710		-	6135	-	1692	-	2230	-	2154	-	B
711		-	10865	-	3000	-	3636	-	3819	-	B
712		-	-	-	-	-	-	-	-	-	-
713		-	22200	-	6130	-	7730	-	7803	-	A
71		-	39200	-	10822	-	13596	-	13776		
720		94	-	24	-	31	-	26	-	-	-
721		-	-	-	-	-	-	-	-	-	-
72		94	-	24	-	31	-	26	-		
730		-	3000	-	828	-	942	-	1054	-	A
73		-	3000	-	828	-	942	-	1054		
740		2750	6400	717	1431	923	1792	940	1822	A	B
741		3906	3900	1019	1245	1310	1710	1335	1585	A	B
742		3395	12500	911	3180	1141	4350	1134	4048	A	A.
743		2848	12200	707	3100	947	4250	900	3946	A	A
744		399	12400	99	3188	132	4264	126	4058	A	A
745		-	9500	-	2440	-	3272	-	3106	-	A
746		7678	11100	1905	2920	2551	3452	2426	3716	A	A
74		20976	68000	5358	17504	7004	23090	6861	22281		
750		3108	4500	792	1245	1016	1410	991	1585	B	C
751		2585	4500	659	1245	846	1410	824	1585	B	B
752		3692	3800	932	1090	1055	1190	1118	1388	B	C
753		-	12100	-	3145	-	4090	-	4004	-	A
754		61	3800	19	1060	14	1190	23	1349	A	A
755		425	8100	132	2060	98	2810	158	2622	B	B
756		1043	4800	323	1220	241	1510	388	1553	B	C
757		4885	4400	1233	1220	1395	1380	1566	1553	B	C
75		15799	46000	4090	12285	4665	14990	5068	15639		
760		4560	8150	1268	2320	1352	2804	1619	2953	B	C
761		3722	6020	904	1700	1254	2450	1143	2164	A	B
762		3060	6450	743	1746	1031	2220	939	2223	A	B
763		2840	11340	756	2880	954	2940	948	3666	A	B
764		2459	5030	641	1280	825	1750	840	1629	A	B
765		2485	3515	648	895	833	1220	849	1139	A	B
766		2351	5265	599	1508	769	1830	750	1921	B	B
767	Winrock	31	12430	8	3782	10	4330	10	4814	B	B
76		21508	58500	5567	16111	7028	19544	7098	20509		
	Northeast	69940	240700	18008	64340	22472	80932	22805	81905		
800		-	-	-	-	-	-	-	-	-	-
801		1396	2760	69	875	562	716	889	1114	B	C
802		2644	3800	857	1202	348	985	1255	1530	A	B
803		2054	3000	762	950	269	779	1021	1209	C	C
804		3341	5520	1274	1751	632	1430	1469	2229	B	C
805		3	-	1	-	1	-	1	-	C	-
806		2992	4890	849	1535	811	1260	1046	1954	B	B
807		229	2400	65	760	62	622	81	968	C	B
808		1171	2130	332	671	318	553	408	855	C	B
80		13830	24500	4209	7744	3003	6345	5670	9858		
810		2117	3900	642	1230	593	1010	846	1566	A	A
811		4407	4500	1296	1400	1197	1160	1709	1783	A	A
812		2908	6000	885	1900	846	1551	1132	2419	A	A
813		3287	5100	1000	1601	956	1325	1278	2038	A	A
814		3255	4670	987	1475	947	1205	1261	1876	A	B
815		1742	2750	599	863	392	715	790	1099	A	B
816		3261	4070	1156	1280	746	1055	1509	1629	A	B
817		2486	3010	916	940	518	785	1119	1197	B	C
81		23463	34000	7481	10689	6195	8806	9644	13607		

Traffic Zone		Population[1]		Dwelling Units[2]		School Age Children[3]		Employed Persons[4]		Income Level[5]	
		1962	1985	1962	1985	1962	1985	1962	1985	1962	1985
820		2750	2980	721	935	944	770	952	1190	A	B
821		1091	3280	199	1020	374	850	253	1298	A	B
822	N. M. Fair	-	-	-	-	-	-	-	-	-	-
823		5346	10700	1863	3387	1462	2790	2084	4312	C	D
824		4230	8050	1314	2540	1073	2067	1466	3226	C	C
825	Los Altos	-	-	-	-	-	-	-	-	-	-
826		3288	4200	1018	1320	759	1090	1222	1661	C	D
827		501	8310	155	2650	115	2150	186	3373	B	B
828		16	5480	5	1724	4	1420	6	2195	B	B
82		17222	43000	5275	13576	4731	11137	6169	17275		
830		-	11700	-	3257	-	3670	-	4146	-	B
831		258	1700	80	512	60	440	96	652	A	A
832		527	1100	177	352	183	346	144	448	C	C
83		785	14500	257	4121	243	4456	240	5246		
840	Sunport	-	-	-	-	-	-	-	-	-	-
841	Kirtland	1997	2000	325	395	594	695	413	503	B	B
842		269	3100	21	860	17	1091	24	1094	B	B
843	Sandia	6809	6900	1744	1750	1983	2390	2214	2228	B	B
844	Manzano	27	-	7	-	8	-	3	-	B	-
84		9102	12000	2097	3005	2602	4176	2654	3825		
850		2878	4825	978	1499	739	1335	1148	1908	A	B
851		1938	5180	703	1633	430	1834	839	2079	B	C
852		1862	2920	645	874	459	1094	785	1113	A	B
853		5113	8865	1593	2802	1268	2583	1744	3567	B	C
854		3499	6510	1119	2075	928	1685	1262	2641	B	C
855		3599	5460	987	1631	979	1581	948	2076	A	A
856		2485	3240	844	912	637	1040	991	1161	A	A
85		21374	37000	6869	11426	5440	11152	7717	14545		
860		-	-	-	-	-	-	-	-	-	-
861		-	-	-	-	-	-	-	-	-	-
86		-	-	-	-	-	-	-	-	-	-
	Southeast	85776	165000	26168	50561	22214	46072	32094	64356		
	Grand Total	284555	825000	79534	235410	85694	253239	96169	299669		

FOOTNOTES

[1] Population: The 1962 population is based on the Planning Department's 1962 Land Use Survey of dwelling units, calculated by factors of persons per dwelling unit from 1960 U. S. Census data by Census Tracts. It was adjusted for institutional and special population factors.

The 1985 population is based on a department 1985 projection. (See Economic and Population Report.) It was calculated for each zone on the basis of planning densities and projected growth.

[2] Dwelling Units: The 1962 figures are from the 1962 Land Use Survey. The 1985 figures are calculated like the population figures for each zone based on planned densities and projected growth.

[3] School Age Children: The 1962 figures were computed from the 1962 Land Use Survey data based on factors for each Census Tract from 1960 Census data. The 1985 figures were computed from the 1985 population characteristics projection for each type and densities of land use.

[4] Employed Persons: The 1962 figures were computed for each zone based on the 1962 Land Use Survey data and factors developed for each Census Tract from 1960 Census information. The 1985 figures were computed from 1985 dwelling unit figures based on a projected factor of 1.273 employed persons per dwelling unit.

[5] Income Level: These levels were determined from 1960 U. S. Census data adjusted and up-dated to zones based on 1960 Census block statistics on home values and building permit checks. The 1985 levels were adjusted to changes anticipated according to the Land Use Plan and projected population and housing characteristics. The classifications are for median annual family income:

A--$8,000 or more
B--$6,000 to $8,000
C--$5,000 to $6,000
D--$4,000 to $5,000
E--$4,000 or less

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Table A-3

Residential Land Use

Zone	Notes--Average Densities			Total Residential Acres		Single Family Acres		2-4 Family Acres		5+ Family Acres	
	D.U.'s/A	Persons/A	Acres	1962	1985	1962	1985	1962	1985	1962	1985
500	80.0	160.0	9	19.6	25	11.0	-	7.3	-	1.3	25
	47.0	126.9	16								
501				3.5	-	2.6	-	.9	-	-	-
50				23.1	25	13.6	-	8.2	-	1.3	25
510	9.5	30.0	87	201.4	180	153.9	120	40.5	40	7.0	20
	4.7	17.0	93								
511	4.7	17.0	161	171.1	161	149.2	140	20.9	20	1.0	1
512	80.0	160.0	16	118.7	119	97.2	44	19.7	20	1.8	55
	47.0	126.9	24								
	4.7	17.0	79								
513	47.0	126.9	29	82.5	86	51.1	-	20.4	-	11.0	86
	23.0	74.0	57								
514	9.5	30.0	17	129.9	130	123.4	124	1.3	3	5.2	3
	4.7	15.0	113								
515	4.7	17.0	269	100.9	279	88.6	269	-	10	12.3	-
	9.5	30.0	10								
516	9.5	30.0	47	87.4	101	77.2	47	6.0	7	4.2	47
	9.5	34.0	7								
	4.7	15.0	47								
517	4.7	15.0	12	195.7	215	161.5	55	24.7	69	9.5	91
	9.5	34.0	67								
	4.7	17.0	48								
	47.0	126.9	58								
	80.0	160.0	30								
51				1087.6	1271	902.1	799	133.5	169	52.0	303
520	4.7	17.0	22	22.5	22	22.1	21	.2	1	.2	-
521	9.5	34.0	65	142.7	140	133.2	131	9.5	9	-	-
	4.7	17.0	75								
522				7.8	-	5.0	-	.1	-	2.7	-
523				9.7	-	9.3	-	.4	-	-	-
524				71.4	50	68.7	50	2.7	-	-	-
525			10	16.7	10	15.1	10	1.6	-	-	-
526	80.0	160.0	13	25.2	13	19.1	-	4.9	-	1.2	13
527	35.0	94.5	25	47.2	25	33.5	6	12.8	-	.9	19
52				343.2	260	306.0	218	32.2	10	5.0	32
530				36.1	-	30.4	-	5.7	-	-	
531				59.9	-	59.9	-	-	-	-	-
532				4.3	-	4.3	-	-	-	-	-
533	1.8	6.0	167	31.8	167	27.3	167	-	-	4.5	-
53				132.1	167	121.9	167	5.7	-	4.5	-
540	1.8	6.0	350								
	3.2	11.5	110	139.6	460	139.6	460	-	-	-	-
541				26.6	-	26.6	-	-	-	-	-
542				5.2	-	5.2	-	-	-	-	-
543	1.8	6.0	141	18.1	167	18.1	167	-	-	-	-
	3.2	11.5	26								
54				189.5	627	189.5	627	-	-	-	-
550	4.7	17.0	920	25.8	976	25.8	953	-	10	-	13
	9.5	34.0	56								
551	1.8	6.0	45	429.5	1025	424.4	1020	3.1	3	2.0	2
	3.2	11.5	980								
552	1.8	6.0	405	161.6	825	159.2	823	-	-	2.4	2
	3.2	11.5	420								
553	1.8	6.0	2290	202.1	2290	202.1	2290	-	-	-	-
55				819.0	5116	811.5	5086	3.1	13	4.4	17
560	9.5	30.0	333	156.7	333	150.6	255	5.2	2	.9	76
561	9.5	30.0	390	280.1	390	265.4	298	11.7	2	3.0	90
562	4.7	15.0	700	383.7	700	366.0	676	12.5	18	5.2	6
563	3.2	11.5	1590	613.0	1590	603.7	1590	4.6	-	4.7	-
564	4.7	15.0	565	195.9	565	191.6	548	1.4	14	2.9	3
56				1629.4	3578	1577.3	3367	35.4	36	16.7	175
570	-	-	-	-	-	-	-	-	-	-	-
571	4.7	18.5	1300	29.7	1445	21.2	1380	2.1	33	6.4	32
	9.5	34.0	145								
572	4.7	17.0	365	106.9	418	106.9	397	-	9	-	12
	9.5	34.0	53								
57				136.6	1863	128.1	1777	2.1	42	6.4	44
580	4.7	18.5	1025	3.0	1025	3.0	999	-	26	-	-
581	4.7	18.5	540	294.4	540	289.5	526	3.6	14	1.3	-
582	4.7	18.5	430	123.7	430	112.5	419	4.6	11	6.6	-
583	4.7	18.5	190	158.0	645	156.4	535	1.3	5	.3	105
	9.5	34.0	455								
58				579.1	2640	561.4	2479	9.5	56	8.2	105
Total				4939.6	15547	4611.4	14520	229.7	326	98.5	701

Zone	Notes--Average Densities D.U.'s/A	Persons/A	Acres	Total Residential Acres 1962	1985	Single Family Acres 1962	1985	2-4 Family Acres 1962	1985	5+ Family Acres 1962	1985
600	12.5	40.5	160	189.6	160	179.1	110	6.7	10	3.8	40
601	4.7	15.0	60	179.9	260	165.3	203	10.2	11	4.4	46
	9.5	32.0	200								
602	4.7	15.0	50	256.1	224	245.6	174	7.5	10	3.0	40
	9.5	30.0	174								
603	9.5	30.0	108	168.5	108	152.3	79	3.8	4	12.4	25
604	3.2	10.0	190	360.9	625	335.7	519	5.5	6	19.7	100
	9.5	30.0	435								
605	1.8	6.0	8	69.4	8	69.4	8	-	-	-	-
606				112.2	-	110.1	-	1.4	-	.7	-
607				110.4	-	107.8	-	2.3	-	.3	-
60				1447.0	1385	1365.3	1093	37.4	41	44.3	251
610	3.2	10.0	436	178.9	436	172.6	429	.8	1	5.5	6
611	1.8	6.0	150	391.6	1040	380.8	1028	3.3	4	7.5	8
	3.2	10.0	890								
612	1.8	6.0	169	173.8	745	173.2	744	.6	1	-	-
	3.2	10.0	576								
613	1.8	6.0	60	86.3	534	75.5	523	-	-	10.8	11
	3.2	3.2	474								
614	3.2	10.0	186	220.8	317	218.4	283	2.0	4	.4	30
	9.5	34.0	131								
615	3.2	12.0	350	188.5	350	185.9	347	2.6	3	-	-
61				1239.9	3422	1206.4	3354	9.3	13	24.2	55
620	1.8	6.5	490	-	1255	-	1236	-	19	-	-
	4.7	17.0	765								
621	1.8	6.5	615	14.9	1350	14.9	1332	-	18	-	-
	4.7	17.0	735								
622	1.8	6.5	615	16.4	1305	16.4	1287	-	18	-	-
	4.7	17.0	690								
62				31.3	3910	31.3	3855	-	55	-	-
630	-	-	-	-	-	-	-	-	-	-	-
631	1.8	6.5	97	-	385	-	385	-	-	-	-
	4.7	17.0	288								
63				-	385	-	385	-	-	-	-
640	1.8	6.0	138	118.7	1518	118.7	1478	-	40	-	-
	4.7	17.0	1380								
641	1.8	6.0	229	55.2	274	48.9	267	-	-	6.3	7
	4.7	17.0	45								
64				173.9	1792	167.6	1745	-	40	6.3	7
650	1.8	6.0	1540	379.7	1940	354.1	1914	.7	1	24.9	25
	3.2	10.0	400								
651	1.8	6.0	25	17.9	25	17.9	25	-	-	-	-
652	1.8	6.0	100	10.6	100	10.6	100	-	-	-	-
65				408.2	2065	382.6	2039	.7	1	24.9	25
660	3.2	10.0	350	175.6	350	175.2	349	.4	1	-	-
66				175.6	350	175.2	349	.4	1	-	-
Total				3475.9	13309	3328.4	12820	47.8	151	99.7	338
700	-	-	-	-	-	-	-	-	-	-	-
701	4.7	12.6	-	15.7	16	15.3	15	-	-	.4	1
702	4.7	18.5	265								
	9.5	34.0	28	256.7	293	256.7	282	-	5	-	6
703	4.7	18.5	221								
	9.5	34.0	28	179.8	249	179.8	239	-	4	-	6
704	6.0	24.5	373	271.3	373	264.5	323	-	10	6.8	40
705	9.5	34.0	175	-	175	-	135	-	-	-	40
70				723.5	1106	716.3	994	-	19	7.2	93
710	4.7	18.5	360	-	360	-	360	-	-	-	-
711	4.7	18.5									
	9.5	34.0	638	-	638	-	591	-	-	-	47
712	-	-	-	-	-	-	-	-	-	-	-
713	4.7	18.5	1300	-	1300	-	1300	-	-	-	-
71				-	2298	-	2251	-	-	-	47
720	-	-	-	4.0	-	4.0	-	-	-	-	-
721	-	-	-	-	-	-	-	-	-	-	-
72				4.0	-	4.0	-	-	-	-	-
730	1.8	6.5	460	-	460	-	460	-	-	-	-
73				-	460	-	460	-	-	-	-
740	4.7	18.5	173								
	9.5	34.0	65	139.2	238	136.2	218	-	5	3.0	15
741	4.7	18.5	265	246.1	265	246.1	261	-	4	-	-
742	4.7	18.5	677	205.4	677	200.0	661	-	10	5.4	6
743	4.7	18.5	660	159.8	660	158.5	645	1.3	15	-	-

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Zone	Notes--Average Densities			Total Residential Acres		Single Family Acres		2-4 Family Acres		5+ Family Acres	
	D.U.'s/A	Persons/A	Acres	1962	1985	1962	1985	1962	1985	1962	1985
744	4.7	18.5	580								
	1.8	6.5	260	20.5	840	20.5	840	-	-	-	-
745	4.7	18.5	465								
	1.8	6.5	138	-	603	-	603	-	-	-	-
746	4.7	18.5	513								
	9.5	30.0	53	393.2	566	389.6	539	3.2	15	.4	12
74				1164.2	3849	1150.9	3767	4.5	49	8.8	53
750	4.7	17.0	265	189.8	265	189.5	256	-	8	.3	1
751	4.7	17.0	265	161.0	265	161.0	257	-	8	-	-
752	4.7	17.0	222	174.5	222	174.5	215	-	7	-	-
753	4.7	18.5	470								
	1.8	6.5	525	-	995	-	985	-	10	-	-
754	1.8	6.5	585	10.8	585	10.8	585	-	-	-	-
755	4.7	18.5	438	28.0	438	28.0	428	-	10	-	-
756	4.7	18.5	260	60.5	260	60.5	250	-	10	-	-
757	4.7	17.0	260	242.6	260	272.6	250		10	-	-
75				867.2	3290	866.9	3226		63	.3	1
760	9.5	30.0	52								
	4.7	18.5	342								
	2.3	57.0	10	301.6	404	300.2	372	.3	10	1.1	22
761	4.7	18.5	264								
	2.3	57.0	20	198.0	284	198.0	256	-	8	-	20
762	4.7	18.5	312								
	2.3	57.0	12	231.5	324	231.5	304	-	8	-	12
763	4.7	18.5	613	219.4	613	217.4	598	.4	15	1.6	-
764	4.7	18.5	272	179.3	272	178.9	264	-	8	.4	-
765	4.7	18.5	190	144.8	190	144.8	185	-	5	-	-
766	4.7	18.5	125								
	2.3	[illegible]	40	118.3	165	116.2	122	1.8	3	.3	40
767	4.7	18.5	94								
	2.3	73.8	145	1.9	239	1.9	91	-	3	-	145
76				1394.8	2491	1388.9	2192	2.5	60	3.4	239
Totals				4153.7	13494	4127.0	12890	7.0	191	19.7	413
800				-	-	-	-	-	-	-	-
801	9.5	30.0	92	33.8	92	16.4	68	-	2	17.4	22
802	4.7	15.0	100								
	9.5	30.0	77	116.3	177	92.7	142	15.0	17	8.6	18
803	9.5	30.0	100	99.5	100	65.3	45	32.2	32	2.0	23
804	4.7	15.0	30								
	9.5	30.0	169	201.7	199	169.1	132	28.0	28	4.6	39
805	-	-	-	.1	-	.1	-	-	-	-	-
806	4.7	15.0	146								
	9.5	30.0	90	138.8	236	125.6	205	9.1	10	4.1	21
807	9.5	30.0	80	22.4	80	3.0	60	-	2	19.4	18
808	4.7	15.0	64								
	9.5	30.0	39	58.4	103	56.1	90	2.3	4	-	9
80			987	671.0	987	528.3	742	86.6	95	56.1	150
810	4.7	15.0	200								
	9.5	30.0	30	188.4	230	184.6	217	3.1	6	.7	7
811	4.7	15.0	300	278.7	300	277.7	290	1.0	8	-	2
812	4.7	15.0	280								
	9.5	30.0	60	233.1	340	223.2	313	8.9	12	1.0	15
813	4.7	15.0	240								
	9.5	20.0	60.	252.5	300	244.4	275	7.3	10	.8	15
814	4.7	15.0	272								
	9.5	30.0	20	266.3	292	259.1	277	6.6	10	.6	5
815	4.7	15.0	144								
	9.5	30.0	20	124.8	164	122.5	155	1.7	4	.6	5
816	4.7	15.0	112								
	9.5	30.0	80	178.7	192	134.9	137	33.9	34	9.9	21
817	4.7	15.0	201	201.0	201	189.9	190	10.9	11	.2	-
81			2019	1723.5	2019	1636.3	1854	73.4	95	13.8	70
820	4.7	15.0	199	183.4	199	183.4	194	-	5	-	-
821	4.7	15.0	218	81.9	218	78.8	213	-	5	3.1	-
822	-	-	-	-	-	-	-	-	-	-	-
823	4.7	15.0	112								
	9.5	30.0	300	291.8	412	248.3	307	36.3	36	7.2	69
824	9.5	30.0	268	156.5	268	96.6	167	40.0	40	19.9	61
825	-	-	-	-	-	-	-	-	-	-	-
826	4.7	15.0	240								
	9.5	30.0	20	220.8	260	191.1	235	.8	20	28.9	5
827	4.7	15.0	276								
	9.5	30.0	142	34.2	418	12.3	378	-	8	21.9	32
828	4.7	15.0	185								
	9.5	30.0	90	1.6	275	1.6	249	-	5	-	21
82				970.2	2050	812.1	1743	77.1	119	81.0	188

Zone	Notes--Average Densities D.U.'s/A	Persons/A	Acres	Total Residential Acres 1962	Total Residential Acres 1985	Single Family Acres 1962	Single Family Acres 1985	2-4 Family Acres 1962	2-4 Family Acres 1985	5+ Family Acres 1962	5+ Family Acres 1985
830	4.7	17.0	650								
	1.8	6.0	115	-	765	-	749	-	16	-	-
831	1.8	6.0	284	45.2	284	45.2	284	-	-	-	-
832	3.2	10.0	110	54.5	110	54.5	110	-	-	-	-
63				99.7	1159	99.7	1143	-	16	-	-
840	-	-	-	-	-	-	-	-	-	-	-
841	-	-	70	68.9	70	23.1	24	45.8	46	-	-
842	4.7	17.0	180	13.2	180	13.2	176	-	4	-	-
843	-	-	410	407.5	410	334.4	336	70.9	71	2.2	3
844	-	-	-	-	-	-	-	-	-	-	-
84				489.6	660	370.7	536	116.7	121	2.2	3
850	4.7	17.0	90								
	9.5	30.0	110	149.7	200	111.6	135	36.7	40	1.4	25
851	4.7	17.0	40								
	9.5	30.0	150	183.6	190	182.1	154	1.5	2	-	34
852	4.7	17.0	110								
	9.5	30.0	35	127.1	145	114.1	124	10.9	12	2.1	9
853	4.5	17.0	35								
	9.5	30.0	275	272.9	310	224.2	221	25.6	26	23.1	63
854	9.5	30.0	216	142.6	216	112.8	149	16.5	17	13.3	50
855	4.7	17.0	180								
	9.5	30.0	80	231.4	260	176.8	184	53.3	55	1.3	21
856	4.7	17.0	190	180.1	190	169.1	176	2.7	5	8.3	9
85				1287.4	1511	1090.7	1143	147.2	157	49.5	211
860	-	-	-	-	-	-	-	-	-	-	-
861	-	-	-	-	-	-	-	-	-	-	-
86				-	-	-	-	-	-	-	-
Totals				5,241.4	8,386	4,537.8	7,161	501.0	603	202.6	622
GRAND TOTALS				17,810.6	50,736	16,604.6	47,391	785.5	1,271	420.5	2,074

LAND USE QUANTITIES
1962 - 1985

Zone	C-O-M-M-E-R-C-I-A-L (Acres) TOTAL COMMERCIAL 1962	TOTAL COMMERCIAL 1985	Retail Commercial 1962	Retail Commercial 1985	Service Commercial 1962	Service Commercial 1985	Heavy Commercial 1962	Heavy Commercial 1985	P-U-B-L-I-C (Acres) TOTAL PUBLIC 1962	TOTAL PUBLIC 1985	Public & Quasi-Public 1962	Public & Quasi-Public 1985	Public Open 1962	Public Open 1985
500	110.7	126.0	29.7	40.0	71.4	66.0	9.6	20.0	21.4	21.0	21.0	13.0	.4	8.0
501	15.6	19.0	1.1	-	6.7	-	7.8	19.0	8.4	22.0	3.9	-	4.5	22.0
50	126.3	145.0	30.8	40.0	78.1	66.0	17.4	39.0	29.8	43.0	24.9	13.0	4.9	30.0
510	21.1	65.0	8.4	8.0	11.5	5.0	1.2	52.0	20.1	34.0	17.0	30.0	3.1	4.0
511	8.4	3.0	2.3	3.0	4.1	-	2.0	-	32.1	34.0	13.1	14.0	19.0	20.0
512	19.9	16.0	9.9	4.0	5.9	-	4.1	12.0	8.8	96.0	8.8	18.0	-	78.0
513	12.6	8.0	3.1	3.0	9.5	5.0	-	-	71.9	137.0	2.7	3.0	69.2	134.0
514	11.9	32.0	1.3	6.0	10.6	26.0	-	-	65.0	215.0	3.2	7.0	61.8	208.0
515	9.5	16.0	.5	9.0	9.0	7.0	-	-	10.5	147.0	10.5	11.0	-	136.0
516	42.4	37.0	13.7	7.0	18.8	30.0	9.9	-	11.1	39.0	10.3	9.0	.8	30.0
517	23.9	19.0	7.7	6.0	14.8	13.0	1.4	-	43.9	41.0	40.7	37.0	3.2	4.0
51	149.7	196.0	46.9	46.0	84.2	86.0	18.6	64.0	263.4	743.0	106.3	129.0	157.1	614.0
520	19.8	-	1.4	-	.2	-	18.2	-	41.2	-	41.2	-	-	-
521	37.4	65.0	8.7	-	6.7	-	22.0	65.0	6.7	9.0	4.2	6.0	2.5	3.0
522	33.2	58.0	6.9	-	6.4	-	19.9	58.0	7.6	8.0	-	-	7.6	8.0
523	19.5	88.0	1.0	-	1.4	-	17.1	88.0	2.9	3.0	2.9	3.0	-	-
524	11.8	50.0	5.1	-	1.3	-	5.4	50.0	60.6	100.0	8.6	2.0	52.0	98.0
525	40.7	70.0	11.5	3.0	15.5	27.0	13.7	40.0	1.9	-	1.9	-	-	-
526	56.3	75.0	25.6	5.0	17.9	16.0	12.8	54.0	4.1	4.0	.8	1.0	3.3	3.0
527	25.6	30.0	2.1	3.0	10.5	10.0	13.0	17.0	57.7	101.0	57.7	101.0	-	-
52	244.3	436.0	62.3	11.0	59.9	53.0	122.1	372.0	182.7	225.0	117.3	113.0	65.4	112.0
530	12.0	10.0	2.8	2.0	2.5	2.0	6.7	6.0	8.2	217.0	8.2	-	-	217.0
531	39.9	40.0	1.7	1.0	2.6	2.0	35.6	37.0	11.0	-	11.0	-	-	-
532	23.4	-	-	-	23.4	-	-	-	-	-	-	-	-	-
533	5.3	36.0	-	6.0	-	9.0	5.3	21.3	-	310.0	-	-	-	310.0
53	80.6	86.0	4.5	9.0	28.5	13.0	47.6	64.0	19.2	527.0	19.2	-	-	527.0
540	3.3	10.0	1.1	6.0	1.1	4.0	1.1	-	16.5	67.0	16.5	20.0	-	47.0
541	4.5	20.0	2.8	3.0	.5	1.0	1.2	16.0	.7	1.0	.7	1.0	-	-
542	34.2	34.0	.8	-	-	-	33.4	34.0	11.1	11.0	-	11.0	11.1	-
543	-	-	-	-	-	-	-	-	-	5.0	-	-	-	5.0
54	42.0	64.0	4.7	9.0	1.6	5.0	35.7	50.0	28.3	84.0	17.2	32.0	11.1	52.0
550	5.6	46.0	1.2	20.0	-	26.0	4.4	-	7.4	265.0	-	190.0	7.4	175.0
551	8.1	70.0	2.9	44.0	4.7	24.0	.5	2.0	37.8	160.0	37.8	90.0	-	70.0
552	4.6	40.0	2.4	17.0	2.2	23.0	-	-	23.8	183.0	8.1	63.0	15.7	120.0
553	6.3	55.0	1.6	15.0	-	32.0	4.7	8.0	9.5	50.0	9.5	40.0	-	10.0
55	24.6	211.0	8.1	96.0	6.9	105.0	9.6	10.0	78.5	658.0	55.4	383.0	23.1	275.0

Table A-4

	560	10.1	51.0	5.2	24.0	4.9	27.0	-	-	8.6	181.0	5.4	80.0	3.2	101.0
	561	20.7	35.0	13.2	20.0	6.7	13.0	.8	2.0	24.9	150.0	24.9	46.0	-	104.0
	562	23.3	35.0	8.6	20.0	13.7	15.0	1.0	-	15.0	200.0	15.0	55.0	-	145.0
	563	38.2	60.0	14.9	30.0	22.7	29.0	.6	1.0	106.1	335.0	106.1	156.0	-	179.0
	564	11.8	25.0	10.4	11.0	-	12.0	1.4	2.0	10.4	75.0	10.4	50.0	-	25.0
56		104.1	206.0	52.3	105.0	8.0	96.0	3.8	5.0	165.0	941.0	161.8	387.0	3.2	554.0
	570	8.8	-	1.3	-	1.4	-	6.1	-	-	-	-	-	-	-
	571	14.9	207.0	3.2	60.0	1.0	74.0	10.7	75.0	10.7	360.0	10.7	196.0	-	161.0
	572	-	250.0	-	42.0	-	56.0	-	150.0	11.3	23.0	11.3	10.0	-	13.0
57		23.7	457.0	4.5	102.0	2.4	130.0	16.8	225.0	22.0	383.0	22.0	206.0	-	177.0
	580	6.0	50.0	-	22.0	6.0	28.0	-	-	-	196.0	-	130.0	-	66.0
	581	7.2	30.0	2.6	13.0	4.0	17.0	.6	-	55.5	120.0	54.5	68.0	1.0	52.0
	582	9.9	41.0	3.3	16.0	6.6	25.0	-	-	26.3	191.0	1.9	20.0	24.4	171.0
	583	56.9	171.0	20.4	72.0	30.7	91.0	5.8	8.0	12.6	110.0	12.6	60.0	-	50.0
58		80.0	292.0	26.3	123.0	47.3	161.0	6.4	8.0	94.4	617.0	69.0	278.0	25.4	339.0
TOTALS		875.3	2093.0	240.4	541.0	356.9	715.0	278.0	837.0	883.3	4221.0	593.1	1541.0	290.2	2680.0
	600	49.7	54.0	16.8	15.0	12.7	11.0	20.2	28.0	14.2	72.0	6.8	65.0	7.4	7.0
	601	29.7	71.0	13.3	25.0	9.8	31.0	6.6	15.0	24.5	10.0	24.5	10.0	-	-
	502	32.0	72.0	15.8	20.0	4.5	27.0	11.7	25.0	11.3	17.0	11.3	10.0	-	7.0
	603	33.2	77.0	9.0	22.0	17.7	29.0	6.5	26.0	17.3	17.0	15.4	10.0	1.9	7.0
	604	55.8	102.0	20.7	33.0	16.5	29.0	18.6	40.0	3.1	34.0	3.1	20.0	-	14.0
	605	6.7	-	6.5	-	.2	-	-	-	9.4	-	9.4	-	-	-
	606	7.3	-	4.0	-	1.8	-	1.5	-	29.5	18.0	29.5	18.0	-	-
	607	70.5	100.0	8.8	10.0	8.5	9.0	53.2	81.0	181.9	192.0	126.0	109.0	55.9	83.0
60		284.9	476.0	94.9	125.0	71.7	136.0	118.3	215.0	291.2	360.0	226.0	242.0	65.2	118.0
	610	4.7	71.0	1.6	46.0	1.6	25.0	1.5	-	9.7	234.0	9.7	20.0	-	214.0
	611	1.7	61.0	.5	30.0	1.2	31.0	-	-	56.1	377.0	55.6	70.0	.5	307.0
	612	1.8	98.0	-	37.0	1.2	56.0	.6	5.0	9.0	759.0	9.0	50.0	-	709.0
	613	4.4	18.0	4.4	12.0	-	6.0	-	-	29.4	88.0	29.4	25.0	-	63.0
	614	13.0	28.0	5.5	11.0	4.9	14.0	2.6	3.0	17.9	20.0	10.2	10.0	7.7	10.0
	615	3.9	92.0	2.7	36.0	1.0	51.0	.2	5.0	180.7	156.0	180.7	142.0	-	14.0
61		29.5	368.0	14.7	172.0	9.9	183.0	4.9	13.0	302.8	1634.0	294.6	317.0	8.2	1317.0
	620	-	104.0	-	38.0	-	56.0	-	10.0	-	202.0	-	140.0	-	62.0
	621	2.2	140.0	-	50.0	-	80.0	2.2	10.0	61.1	516.0	61.1	200.0	-	316.0
	622	-	164.0	-	76.0	-	83.0	-	5.0	-	440.0	-	120.0	-	320.0
62		2.2	408.0	-	164.0	-	219.0	2.2	25.0	61.1	1158.0	61.1	460.0	-	698.0
	630	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	631	-	12.0	-	8.0	-	4.0	-	-	3935.0	3942.0	-	64.0	-	3878.0
63		-	12.0	-	8.0	-	4.0	-	-	3935.0	3942.0	-	64.0	-	3878.0
	640	3.1	112.0	3.1	47.0	-	60.0	-	5.0	207.0	542.0	11.0	180.0	196.7	362.0
	641	-	6.0	-	6.0	-	-	-	-	-	736.0	-	10.0	-	726.0
64		3.1	118.0	3.1	53.0	-	60.0	-	5.0	207.0	1278.0	11.0	190.0	196.7	1088.0
	650	15.1	69.0	7.7	29.0	7.4	38.0	-	2.0	25.3	822.0	21.8	122.0	3.5	700.0
	651	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	652	-	-	-	-	-	-	-	-	7.7	12.0	7.7	12.0	-	-
65		15.1	69.0	7.7	29.0	7.4	38.0	-	2.0	33.0	834.0	29.5	134.0	3.5	700.0
	660	5.0	22.0	1.2	10.0	3.8	12.0	-	-	-	13.0	-	6.0	-	7.0
66		5.0	22.0	1.2	10.0	3.8	12.0	-	-	-	13.0	-	6.0	-	7.0
TOTALS		339.8	1473.0	121.6	561.0	92.8	652.0	125.4	260.0	895.8	9219.0	622.2	1413.0	273.6	7806.0
	700	30.0	90.0	2.8	-	13.4	10.0	13.8	80.0	4.9	-	-	-	4.9	-
	701	11.2	40.0	.8	-	7.5	5.0	2.9	35.0	7.0	83.0	7.0	7.0	-	76.0
	702	1.7	18.0	.7	10.0	.8	8.0	.2	-	24.1	39.0	16.1	19.0	8.0	20.0
	703	6.9	25.0	6.3	16.0	.6	9.0	-	-	85.0	98.0	78.6	89.0	6.4	9.0
	704	32.1	125.0	19.9	25.0	11.4	20.0	.8	80.0	2.9	22.0	1.3	15.0	1.6	7.0
	705	9.3	85.0	9.3	16.0	-	18.0	-	51.0	-	49.0	-	6.0	-	43.0
70		91.2	383.0	39.8	67.0	33.7	70.0	17.7	246.0	123.9	291.0	103.0	136.0	20.9	155.0
	710	-	23.0	-	10.0	-	13.0	-	-	-	352.0	-	10.0	-	342.0
	711	-	55.0	-	25.0	-	30.0	-	-	34.3	370.0	34.3	175.0	-	195.0
	712	-	-	-	-	-	-	-	-	-	590.0	-	280.0	-	310.0
	713	-	108.0	-	50.0	-	58.0	-	-	-	600.0	-	180.0	-	420.0
71		-	186.0	-	85.0	-	101.0	-	-	34.3	1912.0	34.3	645.0	-	1267.0
	720	-	-	-	-	-	-	-	-	8.1	-	-	-	8.1	-
	721	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72		-	-	-	-	-	-	-	-	8.1	-	-	-	8.1	-
	730	-	12.0	-	5.0	-	7.0	-	-	-	345.0	-	20.0	-	325.0
73		-	12.0	-	5.0	-	7.0	-	-	-	345.0	-	20.0	-	325.0
	740	33.3	38.0	24.5	25.0	8.5	13.0	.3	-	[illegible].4	26.0	14.8	17.0	11.6	9.0
	741	2.7	16.0	1.4	7.0	1.3	9.0	-	-	[illegible].8	34.0	13.1	15.0	19.7	19.0
	742	1.0	31.0	.4	12.0	.6	17.0	-	2.0	53.9	72.0	33.8	52.0	20.1	53.9
	743	.6	15.0	.6	10.0	-	5.0	-	-	-	120.0	-	89.0	-	31.0
	744	-	50.0	-	24.0	-	26.0	-	-	-	99.0	-	71.0	-	28.0
	745	-	50.0	-	22.0	-	28.0	-	-	.9	229.0	.9	80.0	-	149.0
	746	2.9	24.0	2.9	11.0	-	13.0	-	-	45.8	46.0	26.8	26.0	19.0	20.0
74		40.5	224.0	29.8	111.0	10.4	111.0	.3	2.0	159.8	626.0	89.4	350.0	70.4	276.0

A10049

	C-O-M-M-E-R-C-I-A-L (Acres)								P-U-B-L-I-C (Acres)					
Zone	TOTAL COMMERCIAL		Retail Commercial		Service Commercial		Heavy Commercial		TOTAL PUBLIC		Public & Quasi-Public		Public Open	
	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985
750	3.5	11.0	1.8	5.0	1.5	6.0	.2	-	78.4	62.0	25.6	26.0	52.8	36.0
751	8.5	14.0	3.8	6.0	4.7	8.0	-	-	2.2	28.0	2.2	12.0	-	16.0
752	10.0	16.0	10.0	10.0	-	6.0	-	-	69.3	61.0	65.7	61.0	3.6	-
753	-	62.0	-	35.0	-	27.0	-	-	2.5	87.0	2.5	60.0	-	27.0
754	-	20.0	-	12.0	-	8.0	-	-	-	20.0	-	13.0	-	7.0
755	-	30.0	-	16.0	-	14.0	-	-	65.6	109.0	65.6	92.0	-	17.0
756	.1	17.0	-	8.0	.1	9.0	-	-	-	22.0	-	15.0	-	7.0
757	4.5	22.0	.7	12.0	2.0	10.0	1.8	-	26.7	28.0	15.9	18.0	10.8	10.0
75	26.6	192.0	16.3	104.0	8.3	88.0	2.0	-	244.7	417.0	177.5	297.0	67.2	120.0
760	36.3	36.0	8.8	19.0	15.1	17.0	2.4	-	37.1	33.0	34.0	27.0	3.1	6.0
761	8.6	21.0	5.8	12.0	2.8	9.0	-	-	32.7	86.0	.9	54.0	31.8	32.0
762	1.4	13.0	1.3	8.0	.1	5.0	-	-	20.4	58.0	20.4	49.0	-	9.0
763	1.1	32.0	1.1	18.0	-	14.0	-	-	64.4	136.0	62.4	110.0	2.0	26.0
764	21.4	22.0	7.6	8.0	13.3	14.0	.5	-	15.8	25.0	15.8	25.0	-	-
765	12.4	7.0	8.6	5.0	1.8	2.0	2.0	-	13.7	28.0	3.1	13.0	10.6	15.0
766	2.0	7.0	1.1	5.0	.9	2.0	-	-	16.0	24.0	11.3	15.0	4.7	9.0
767	68.6	98.0	57.9	90.0	10.7	8.0	-	-	66.3	87.0	58.9	70.0	7.4	17.0
76	151.8	236.0	102.2	165.0	44.7	71.0	4.9	-	266.4	477.0	206.8	363.0	59.6	114.0
TOTALS	310.1	1233.0	188.1	537.0	97.1	448.0	24.9	248.0	837.2	4068.0	611.0	1811.0	226.2	2257.0
800	6.4	73.0	1.7	30.0	3.5	38.0	1.2	5.0	17.8	150.0	4.5	105.0	13.3	45.0
801	6.3	10.0	-	2.0	1.6	3.0	4.7	5.0	338.2	251.0	128.9	243.0	209.3	8.0
802	30.6	35.0	15.3	18.0	14.6	17.0	.7	-	33.1	57.0	32.0	51.0	1.1	6.0
803	17.7	20.0	6.0	8.0	10.2	11.0	1.5	1.0	36.6	62.0	36.6	55.0	-	7.0
804	31.8	32.0	10.7	11.0	20.9	21.0	.2	-	1.2	2.0	1.2	2.0	-	-
805	4.4	-	-	-	-	-	4.4	-	113.3	269.0	92.5	167.0	20.8	102.0
806	36.6	50.0	1.8	12.0	33.1	36.0	1.7	2.0	39.2	72.0	1.1	30.0	38.1	42.0
807	-	-	-	-	-	-	-	-	64.7	181.0	1.9	10.0	62.8	171.0
808	1.4	36.0	.1	10.0	1.3	16.0	-	10.0	-	17.0	-	10.0	-	7.0
80	135.2	256.0	35.6	91.0	85.2	142.0	14.4	23.0	644.1	1061.0	298.7	673.0	345.4	388.0
810	10.5	25.0	6.2	12.0	4.3	13.0	-	-	19.7	50.0	16.2	43.0	3.5	7.0
811	5.8	10.0	2.8	6.0	2.6	4.0	.4	-	43.9	47.0	36.4	40.0	7.5	7.0
812	5.6	10.0	4.3	7.0	1.3	3.0	-	-	15.2	40.0	.3	25.0	14.9	15.0
813	20.8	30.0	11.3	16.0	9.5	14.0	-	-	5.1	35.0	5.1	28.0	-	7.0
814	35.7	36.0	24.4	25.0	10.8	11.0	.5	-	9.5	15.0	8.9	10.0	.6	5.0
815	60.3	70.0	13.0	18.0	44.5	49.0	2.8	3.0	4.1	10.0	1.3	10.0	2.8	-
816	68.7	80.0	23.0	30.0	45.7	50.0	-	-	21.8	30.0	21.8	23.0	-	7.0
817	20.7	25.0	7.1	10.0	13.6	15.0	-	-	14.3	15.0	14.3	15.0	-	-
81	228.1	286.0	92.1	124.0	132.3	159.0	3.7	3.0	133.6	242.0	104.3	194.0	29.3	48.0
820	10.5	20.0	5.5	10.0	5.0	10.0	-	-	14.7	35.0	14.0	30.0	.7	5.0
821	9.2	40.0	4.2	23.0	5.0	17.0	-	-	.5	35.0	.5	20.0	-	15.0
822	-	-	-	-	-	-	-	-	195.2	195.0	.5	-	194.7	195.0
823	50.7	80.0	25.1	38.0	23.9	42.0	1.7	-	13.3	47.0	13.3	40.0	-	7.0
824	34.1	100.0	14.0	42.0	18.8	53.0	1.3	5.0	22.3	50.0	22.3	35.0	-	15.0
825	22.9	36.0	16.2	21.0	6.7	15.0	-	-	210.1	210.0	7.6	8.0	202.5	202.0
826	66.9	101.0	16.4	24.0	45.6	67.0	4.9	10.0	10.0	20.0	10.0	13.0	-	7.0
827	9.7	53.0	4.6	18.0	2.2	32.0	2.9	3.0	1.0	50.0	.3	40.0	.7	10.0
828	19.1	80.0	1.5	21.0	17.6	59.0	-	-	.8	25.0	.8	10.0	-	15.0
82	223.1	510.0	87.5	197.0	124.8	295.0	10.8	18.0	467.9	667.0	69.3	196.0	398.6	471.0
830	-	40.0	-	24.0	-	16.0	-	-	5.2	309.0	-	95.0	5.2	214.0
831	.5	6.0	-	-	.5	6.0	-	-	172.9	172.0	-	-	172.9	172.0
832	2.7	4.0	.4	2.0	2.3	2.0	-	-	-	1.0	-	1.0	-	-
83	3.2	50.0	.4	26.0	2.8	24.0	-	-	178.1	482.0	-	96.0	178.1	386.0
840	3.4	-	-	-	-	-	3.4	-	4.0	243.0	4.0	5.0	-	238.0
841	-	-	-	-	-	-	-	-	2093.5	2100.0	2079.5	2093.0	14.0	7.0
842	-	-	-	-	-	-	-	-	101.2	134.0	99.2	127.0	2.0	7.0
843	-	-	-	-	-	-	-	-	647.7	1000.0	647.7	1000.0	-	-
844	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	3.4	-	-	-	-	-	3.4	-	2846.4	3477.0	2830.4	3225.0	16.0	252.0
850	1.8	2.0	1.1	1.0	.7	1.0	-	-	28.0	98.0	15.1	40.0	12.9	58.0
851	19.6	25.0	7.1	10.0	12.5	15.0	-	-	3.1	23.0	2.1	10.0	1.0	13.0
852	54.1	95.0	25.6	42.0	28.5	53.0	-	-	28.7	56.0	28.7	50.0	-	6.0
853	62.3	103.0	26.3	40.0	32.8	58.0	3.2	5.0	20.1	50.0	20.1	36.0	-	14.0
854	28.9	43.0	26.6	32.0	2.0	11.0	.3	-	27.4	45.0	27.4	35.0	-	10.0
855	3.8	10.0	1.9	6.0	1.9	4.0	-	-	1.7	30.0	.2	23.0	1.5	7.0
856	11.0	15.0	6.3	9.0	4.7	6.0	-	-	12.3	20.0	10.1	14.0	2.2	6.0
85	181.5	293.0	94.9	140.0	83.1	148.0	3.5	5.0	121.3	322.0	103.7	208.0	17.6	114.0
860	-	-	-	-	-	-	-	-	24.0	645.0	-	341.0	24.0	304.0
861	-	-	-	-	-	-	-	-	94.5	-	-	-	94.5	-
86	-	-	-	-	-	-	-	-	118.5	645.0	-	341.0	118.5	304.0
TOTALS	774.5	1395.0	310.5	578.0	428.2	768.0	35.8	49.0	4509.9	6896.0	3406.4	4933.0	1103.5	1963.0
GRAND TOTALS	2299.7	6,194.0	860.6	2,217.0	975.0	2,583.0	464.1	1,394.0	7,126.2	24,404.0	5232.7	9,698.0	1,893.5	14,706.0

A10050

LAND USE QUANTITIES
1962 - 1985

Zone	I-N-D-U-S-T-R-I-A-L (Acres)								V-A-C-A-N-T & A-G-R-I-C-U-L-T-U-R-A-L (Acres)					
	TOTAL INDUSTRIAL		Light Industrial		Heavy Industrial		Open Industrial		TOTAL VACANT & AGRICULTURAL		Vacant		Agricultural	
	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985	1962	1985
500	2.8	-	1.9	-	-	-	.9	-	13.7	-	13.6	-	.1	-
501	18.3	15	.9	8	-	-	17.4	7	8.5	-	8.5	-	-	-
50	21.1	15	2.8	8	-	-	18.3	7	22.2	-	22.1	-	.1	-
510	34.7	25	2.6	7	10.3	8	21.8	10	34.5	10	34.4	10	.1	-
511	15.3	109	-	35	1.8	24	13.5	50	93.7	15	93.7	15	-	-
512	64.8	50	2.6	25	-	-	62.2	25	127.1	59	127.0	59	.1	-
513	.9	-	-	-	-	-	.9	-	72.7	10	72.7	10	-	-
514	.1	-	-	-	-	-	.1	-	204.6	36	204.6	36	-	-
515	1.7	-	-	-	.3	-	1.4	-	431.1	112	262.3	78	168.8	34
516	.4	-	.4	-	-	-	-	-	42.8	8	42.8	8	-	-
517	1.1	-	.9	-	-	-	.2	-	17.3	8	17.3	8	-	-
51	119.0	184	6.5	67	12.4	32	100.1	85	1023.8	258	854.8	224	169.0	34
520	91.8	233	16.8	150	56.3	50	18.7	33	104.5	25	100.3	25	4.2	-
521	6.4	-	3.2	-	1.3	-	1.9	-	27.6	8	27.6	8	-	-
522	12.5	-	8.6	-	2.4	-	1.5	-	13.7	10	13.1	10	.6	-
523	32.8	-	8.4	-	-	-	24.4	-	29.6	5	29.6	5	-	-
524	6.5	145	1.1	50	-	20	5.4	75	203.5	10	203.0	10	.5	-
525	10.1	-	2.2	-	2.1	-	5.8	-	18.7	9	18.6	9	.1	-
526	5.1	-	2.2	-	.1	-	2.8	-	7.3	7	7.3	7	-	-
527	4.9	-	4.5	-	.4	-	-	-	29.8	10	29.8	10	-	-
52	170.1	378	47.0	200	62.6	70	60.5	108	434.7	84	429.3	84	5.4	-
530	82.7	115	16.2	17	4.2	5	62.3	93	230.7	28	213.2	28	17.5	-
531	125.8	500	-	2	101.6	152	24.2	346	343.3	40	330.8	40	12.5	-
532	158.2	300	2.5	3	12.2	120	143.5	177	659.4	545	439.5	545	219.9	-
533	42.4	50	-	-	36.4	36	6.0	14	678.0	196	464.7	196	213.3	20
53	409.1	965	18.7	22	154.4	313	236.0	630	1911.4	809	1448.2	789	463.2	20
540	47.5	50	-	-	-	-	47.5	50	1347.6	967	700.5	747	647.1	220
541	79.7	680	-	-	75.0	280	4.7	400	1171.8	585	1130.9	585	40.9	-
542	49.0	975	-	-	49.0	260	-	715	1868.1	948	1819.1	908	49.0	40
543	-	-	-	-	-	-	-	-	1992.9	1841	422.7	451	1570.2	1390
54	176.2	1705	-	-	124.0	540	52.2	1165	6380.4	4341	4073.2	2691	2307.2	1650
550	2.3	72	-	-	-	70	2.3	2	11540.5	10226	11250.1	10106	290.4	120
551	4.5	5	-	-	-	-	4.5	5	1492.7	714	565.9	464	926.8	250
552	42.6	42	-	-	12.0	12	30.4	30	1974.8	1119	935.8	939	1039.0	180
553	1.6	2	-	-	-	-	1.6	2	2965.6	790	1090.5	140	1875.1	650
55	50.8	121	-	-	12.0	82	38.8	39	17973.6	12849	13842.3	11649	4131.3	1200
560	6.3	6	.9	1	.4	-	5.0	5	510.9	134	442.1	124	68.8	10
561	7.0	7	-	-	-	-	7.0	7	398.2	151	352.1	146	46.1	5
562	16.2	16	1.3	1	1.9	2	13.0	13	618.6	106	488.1	76	130.5	30
563	14.0	13	6.4	6	1.0	1	6.6	6	1574.9	350	690.1	225	884.8	125
564	4.4	3	-	-	.7	-	3.7	3	521.8	77	292.2	57	229.6	20
56	47.9	45	8.6	8	4.0	3	35.3	34	3624.4	818	2264.6	628	1359.8	190
570	1.7	790	-	130	1.7	130	-	530	1313.7	1230	1313.7	1230	-	-
571	57.0	200	10.7	80	15.1	50	31.2	70	2861.1	759	2856.8	759	4.3	-
572	.4	80	-	15	-	30	.4	35	1580.8	928	1580.8	928	-	-
57	59.1	1070	10.7	225	16.8	210	31.6	635	5755.6	2917	5751.3	2917	4.3	-
580	585.2	-	-	-	-	-	585.2	-	952.6	276	952.6	276	-	-
581	-	-	-	-	-	-	-	-	332.4	-	332.1	-	.3	-
582	3.2	-	.6	-	-	-	2.6	-	498.4	-	484.5	-	13.9	-
583	31.6	32	.6	1	.3	-	30.7	31	813.5	115	813.5	115	-	-
58	620.0	32	1.2	1	.3	-	618.5	31	2596.9	391	2582.7	391	14.2	-
TOTALS	1673.3	4515	95.5	531	386.5	1250	1191.3	2734	39723.0	22467	31268.5	19373	8454.5	3094
600	10.5	40	2.3	3	6.5	17	1.7	20	62.2	3	62.2	3	-	-
601	11.2	10	.2	-	1.5	4	9.5	6	103.6	-	85.7	-	17.9	-
602	1.4	60	1.1	-	-	20	.3	40	77.4	5	74.4	5	3.0	-
603	14.6	135	2.3	4	6.2	31	6.1	100	116.9	15	79.8	15	37.1	-
604	53.8	375	23.4	25	-	100	30.4	250	691.1	30	349.0	30	342.1	-
605	106.5	750	16.4	17	-	183	90.1	550	1937.9	1374	1786.2	1324	151.7	50
606	44.2	990	31.2	35	1.9	355	11.1	600	1314.2	502	1058.9	477	255.3	25
607	205.9	750	12.3	12	164.2	188	29.4	550	662.3	190	586.5	162	75.8	28
60	448.1	3110	89.2	96	180.3	898	178.6	2116	4965.6	2119	4082.7	2016	882.9	103
610	7.5	8	-	-	-	-	7.5	8	556.2	-	411.7	-	144.5	-
611	.5	1	-	-	-	-	.5	1	1026.3	-	575.5	-	450.8	-
612	4.1	4	-	-	-	-	4.1	4	1416.5	-	375.9	-	1040.6	-
613	.6	1	.6	-	-	-	.6	1	519.4	-	152.4	-	367.0	-
614	1.9	6	3.8	4	-	-	1.9	2	112.3	-	98.7	-	13.6	-
615	5.7	5	-	-	-	-	5.7	5	223.4	-	175.9	-	47.5	-
61	24.7	25	4.4	4	-	-	20.3	21	3854.1	-	1790.1	-	2064.0	-

A10051

Zone	I-N-D-U-S-T-R-I-A-L (Acres) TOTAL INDUSTRIAL 1962	1985	Light Industrial 1962	1985	Heavy Industrial 1962	1985	Open Industrial 1962	1985	V-A-C-A-N-T & A-G-R-I-C-U-L-T-U-R-A-L (Acres) TOTAL VACANT & AGRICULTURAL 1962	1985	Vacant 1962	1985	Agricultural 1962	1985
620	51.0	51	-	-	-	-	51.0	51	2953.1	1392	2953.1	1392	-	-
621	2.2	4	2.2	4	-	-	-	-	2809.9	881	2794.5	871	15.4	10
622	-	170	-	70	-	40	-	60	4094.8	2032	3667.3	1912	427.5	120
62	53.2	225	2.2	74	-	40	51.0	111	9857.8	4305	9414.9	4175	442.9	130
630	-	-	-	-	-	-	-	-	3018.1	3018	3018.1	3018	-	-
631	-	-	-	-	-	-	-	-	9976.6	5638	9976.6	5638	-	-
63	-	-	-	-	-	-	-	-	12994.7	8656	12994.7	8656	-	-
640	.7	135	.7	15	-	20	-	100	5239.3	3262	5099.4	3222	139.9	40
641	41.9	250	-	20	-	30	41.9	200	5299.3	4131	4820.5	3831	478.8	300
64	42.6	385	.7	35	-	50	41.9	300	10538.6	7393	9919.9	7053	618.7	340
650	28.1	28	1.4	2	5.7	5	21.0	21	3361.9	956	1618.2	406	1743.7	550
651	4.0	4	1.3	1	-	-	2.7	3	1602.1	1595	1424.7	1495	177.4	100
652	24.5	24	-	-	-	-	24.5	24	1439.6	1347	1294.7	1272	144.9	75
65	56.6	56	2.7	3	5.7	5	48.2	48	6403.6	3898	4337.6	3173	2066.0	725
660	-	-	-	-	-	-	-	-	4848.5	4710	2784.6	3000	2063.9	1700
66	-	-	-	-	-	-	-	-	4848.5	4710	2784.6	3000	2063.9	1700
TOTALS	625.2	3801	99.2	212	186.0	993	340.0	2596	53462.9	31081	45324.5	28083	8138.4	2998
700	25.9	340	8.1	25	15.4	75	2.4	240	433.5	65	433.5	65	-	-
701	7.9	475	-	35	-	125	7.9	315	692.1	121	692.1	121	-	-
702	.3	40	-	5	-	10	.3	25	110.2	4	110.2	4	-	-
703	-	35	-	5	-	15	-	15	139.5	5	139.5	5	-	-
704	4.8	5	1.8	2	-	-	3.0	3	213.5	1	213.5	1	-	-
705	.7	200	-	10	-	70	.7	120	566.0	45	566.0	45	-	-
70	39.6	1095	9.0	82	15.4	295	14.3	718	2154.8	241	2154.8	241	-	-
710	.7	-		-	-	-	.7	-	734.3	-	734.3	-	-	-
711	-	-	-	-	-	-	-	-	1876.7	848	1876.7	848	-	-
712	-	-	-	-	-	-	-	-	3272.3	2682	3272.3	2682	-	-
713	2.9	-	-	-	-	-	2.9	-	2470.2	465	2470.2	465	-	-
71	3.6	-	-	-	-	-	3.6	-	8353.5	3995	8353.5	3995	-	-
720	114.6	151	-	-	-	-	114.6	151	1236.4	1214	1236.4	1214	-	-
721	5.8	6	-	-	-	-	5.8	6	3148.4	3148	3148.4	3148	-	-
72	120.4	157	-	-	-	-	120.4	157	4384.8	4362	4384.8	4362	-	-
730	-	-	-	-	-	-	-	-	10425.8	9609	10425.8	9609	-	-
73	-	-	-	-	-	-	-	-	10425.8	9609	10425.8	9609	-	-
740	.4	-	-	-	-	-	.4	-	103.6	2	103.6	2	-	-
741	-	-	-	-	-	-	-	-	33.1	-	33.1	-	-	-
742	2.9	3	-	-	-	-	2.9	3	519.5	-	519.5	-	-	-
743	4.5	5	-	-	-	-	4.5	5	635.1	1	635.1	1	-	-
744	3.2	3	-	-	-	-	3.2	3	1635.4	668	1635.4	668	-	-
745	-	-	-	-	-	-	-	-	1283.7	403	1283.7	403	-	-
746	-	-	-	-	-	-	-	-	194.7	35	194.7	35	-	-
74	11.0	11	-	-	-	-	11.0	11	4405.1	1109	4405.1	1109	-	-
750	.4	-	-	-	-	-	.4	-	66.9	2	66.9	2	-	-
751	-	-	-	-	-	-	-	-	135.5	1	135.5	1	-	-
752	-	-	-	-	-	-	-	-	45.0	-	45.0	-	-	-
753	-	-	-	-	-	-	-	-	1261.0	122	1261.0	122	-	-
754	1.2	1	-	-	-	-	1.2	1	857.1	243	857.1	243	-	-
755	6.1	6	-	-	-	-	6.1	6	483.3	-	483.3	-	-	-
756	2.8	3	-	-	-	-	2.8	3	238.2	-	238.2	-	-	-
757	7.7	8	-	-	-	-	7.7	8	37.1	1	37.1	1	-	-
75	18.2	18	-	-	-	-	18.2	18	3124.1	369	3124.1	369	-	-
760	.7	1	-	-	-	-	.7	1	98.1	-	98.1	-	-	-
761	.3	-	-	-	-	-	.3	-	151.1	-	151.1	-	-	-
762	3.8	4	-	-	-	-	3.8	4	141.9	1	141.9	1	-	-
763	.8	1	-	-	-	-	.8	1	496.4	1	496.4	1	-	-
764	-	-	-	-	-	-	-	-	102.5	1	102.5	1	-	-
765	.9	1	-	-	-	-	.9	1	54.6	1	53.1	1	1.5	-
766	14.1	14	14.1	14		-	-	-	55.6	-	55.6	-	-	-
767	-	-	-	-	-	-	-	-	287.3	1	287.3	1	-	-
76	20.6	21	14.1	14	-	-	6.5	7	1387.5	5	1386.0	5	1.5	-
TOTALS	213.4	1302	24.0	96	15.4	295	174.0	911	34235.6	19690	34234.1	19690	1.5	-
800	-	-	-	-	-	-	-	-	297.6	99	297.6	99	-	-
801	5.2	-	-	-	-	-	5.2	-	4.8	36	4.7	36	.1	-
802	.3	-	.3	-	-	-	-	-	88.0	-	88.0	-	-	-
803	4.6	-	3.6	-	-	-	1.0	-	23.4	-	23.4	-	-	-
804	.4	-	.2	-	-	-	.2	-	7.8	11	7.8	11	-	-
805	2.8	-	1.5	-	-	-	1.3	-	165.1	17	165.1	17	-	-
806	.3	-	-	-	.3	-	-	-	196.7	55	196.7	55	-	-
807	15.8	-	-	-	4.1	-	11.7	-	269.4	112	269.4	112	-	-
808	4.9	150	4.0	50	-	25	.9	75	446.0	205	446.0	205	-	-
80	34.3	150	9.6	50	[illegible]	25	20.3	75	1498.8	535	1498.7	535	.1	-

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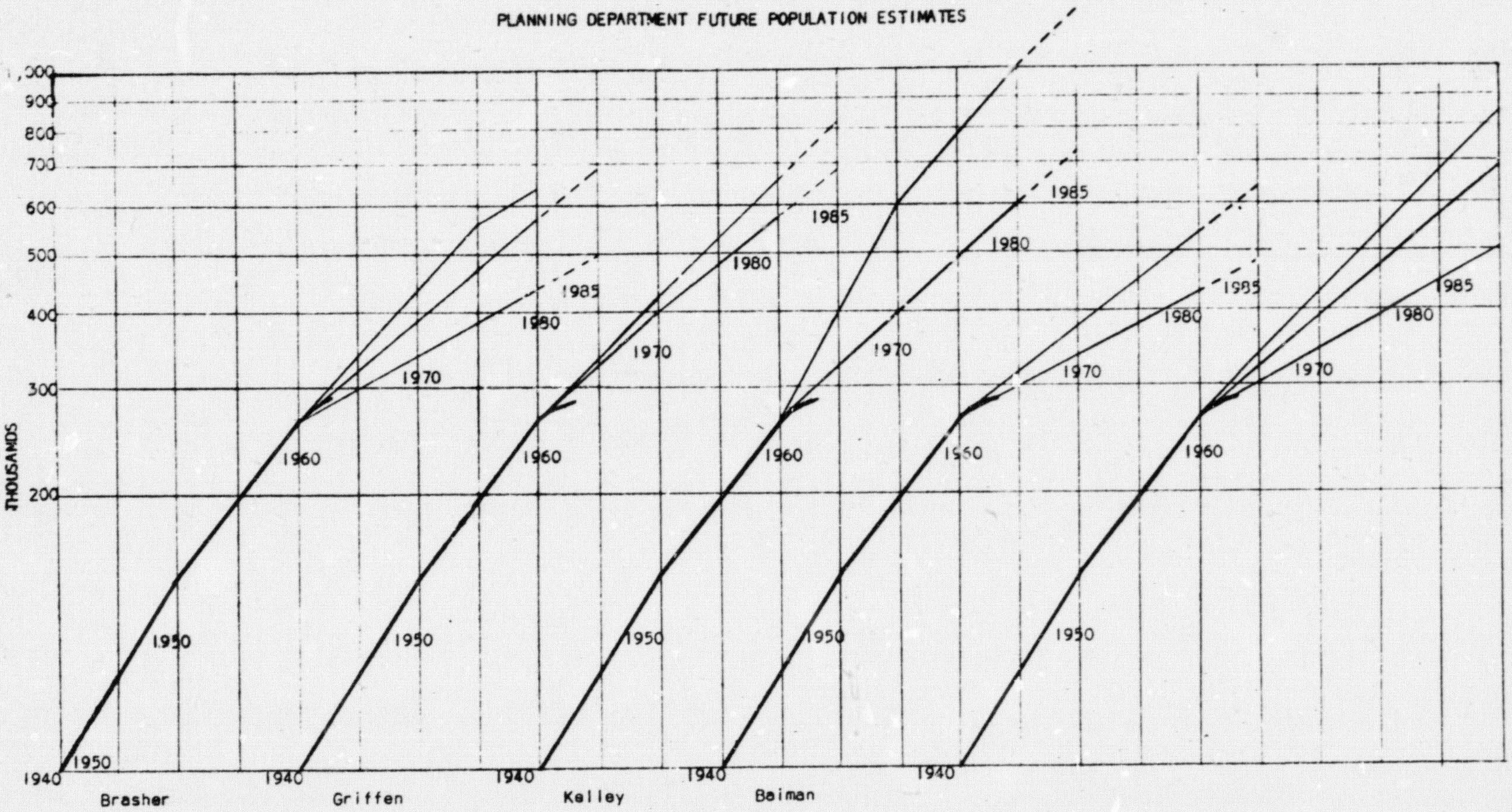
810	-	-	-	-	-	-	-	-	201.7	116	201.7	116	-	-
811	.3	-	-	-	-	-	.3	-	28.4	1	28.4	1	-	-
812	-	-	-	-	-	-	-	-	136.1	1	136.1	1	-	-
813	-	-	-	-	-	-	-	-	86.4	1	86.4	1	-	-
814	-	-	-	-	-	-	-	-	31.5	1	31.5	1	-	-
815	7.2	-	.5	-	-	-	6.7	-	51.1	5	51.1	5	-	-
816	.2	-	-	-	-	-	.2	-	32.5	2	32.5	2	-	-
817	-	-	-	-	-	-	-	-	4.6	-	4.6	-	-	-
81	7.7	-	.5	-	-	-	7.2	-	572.3	127	572.3	127	-	-
820	.6	-	-	-	-	-	.6	-	44.9	1	44.9	1	-	-
821	-	-	-	-	-	-	-	-	201.2	-	201.2	-	-	-
822	-	-	-	-	-	-	-	-	-	-	-	-	-	-
823	.9	-	.8	-	-	-	.1	-	180.2	-	179.5	-	.7	-
824	13.5	18	-	2	13.0	13	.5	3	210.9	3	210.4	3	.5	-
825	54.2	-	-	-	-	-	54.2	-	12.9	54	12.9	54	-	-
826	23.0	140	6.4	15	-	50	16.6	75	232.2	33	232.2	33	-	-
827	1.5	-	-	-	-	-	1.5	-	474.0	-	474.0	-	-	-
828	-	-	-	-	-	-	-	-	382.5	24	382.5	24	-	-
82	93.7	158	7.2	17	13.0	63	73.5	78	1738.8	115	1737.6	115	1.2	-
830	1.0	-	-	-	-	-	1.0	-	1832.0	724	1832.0	724	-	-
831	.5	-	.5	-	-	-	-	-	866.7	624	866.7	624	-	-
832	1.3	-	.4	-	-	-	.9	-	1888.7	1834	1878.2	1824	10.5	10
83	2.8	-	.9	-	-	-	1.9	-	4587.4	3182	4576.9	3172	10.5	10
840	10.1	85	-	14	-	16	10.1	55	331.9	22	331.9	22	-	-
841	.4	-	.4	-	-	-	-	-	558.3	552	558.3	552	-	-
842	-	-	-	-	-	-	-	-	199.7	-	199.7	-	-	-
843	4.0	-	-	-	-	-	4.0	-	1000.4	650	1000.4	650	-	-
844	-	-	-	-	-	-	-	-	26906.6	26907	26906.6	26907	-	-
84	14.5	85	.4	14	-	16	14.1	55	28996.9	28131	28996.9	28131	-	-
850	4.1	-	-	-	-	-	4.1	-	120.5	5	120.5	5	-	-
851	.1	-	-	-	-	-	.1	-	31.2	1	31.2	1	-	-
852	.1	-	-	-	-	-	.1	-	85.9	1	85.9	1	-	-
853	7.4	-	.9	-	-	-	6.5	-	134.6	38	134.6	38	-	-
854	-	-	-	-	-	-	-	-	119.3	15	119.3	15	-	-
855	-	-	-	-	-	-	-	-	62.7	2	62.7	2	-	-
856	-	-	-	-	-	-	-	-	22.4	1	22.4	1	-	-
85	11.7	-	.9	-	-	-	10.8	-	576.6	63	576.6	63	-	-
860	-	470	-	80	-	90	-	300	2986.6	1896	2766.9	1676	219.7	220
861	-	-	-	-	-	-	-	-	13335.9	13506	13335.9	13506	-	-
86	-	470	-	80	-	90	-	300	16322.5	15402	16102.8	15182	219.7	220
TOTALS	164.7	863	19.5	161	17.4	194	127.8	508	54293.3	47555	54061.8	47325	[illegible]1.5	230
GRAND TOTALS	2676.6	10481	238.2	1000	605.3	2732	1833.1	6749	181714.8	120793	164888.9	114471	16825.9	6322

Note: The 1962 Land Use data does not necessarily balance with the zone area total due to an accumulative error inherent in the computer rounding process used to calculate the gross totals from the original net area measurements.

PLANNING DEPARTMENT FUTURE POPULATION ESTIMATES



Sources: Economic Analysis & Projection for Albuquerque, New Mexico - Stanley J. Brasher, 1962
Population Estimate for the Albuquerque Standard Metropolitan Statistical Area (Bernalillo County, New Mexico) - Charles S. Griffen, 1961
Preliminary General Plan, Bernalillo County - W. D. Kelley, 1960
Unpublished Population Projections - Jerome Baiman, 1957
U.S. Bureau of the Census

Figure A-12

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ALBUQJERQUE TRANSPORTATION STUDY
Retail Sales Level & Employment Distributions
1962 - 1985

Zone	Retail Sales % Total Area 1962	Retail Sales % Total Area 1985	Employment % Total Area 1962	Employment % Total Area 1985
500	15.4	10.6	9.2	7.5
501	-	-	.2	.2
50	15.4	10.6	9.4	7.7
510	1.4	1.1	1.2	1.9
511	.2	-	.9	1.9
512	.5	.1	1.7	2.3
513	-	.1	.4	.2
514	.2	.1	.2	.1
515	-	.1	.1	.1
516	.8	.2	1.3	.5
517	.9	.2	1.6	.6
51	4.0	1.9	7.4	7.6
520	.1	-	1.1	1.1
521	.1	.1	1.1	1.1
522	3.9	2.7	1.4	1.2
523	.3	.6	1.2	1.8
524	.3	.5	.6	.9
525	3.2	2.2	1.1	1.1
526	4.0	2.1	1.7	1.4
527	.5	.2	1.1	1.0
52	12.4	8.4	9.3	9.6
530	.1	-	.6	.4
531	.1	-	3.4	2.9
532	-	-	.1	.1
533	-	.1	.3	.4
53	.2	.1	4.4	3.8
540	-	-	.2	.2
541	.1	.1	.1	.3
542	.1	-	.1	.1
543	-	-	-	-
54	.2	.1	.4	.6
550	-	-	.1	1.2
551	.2	.1	.2	.2
552	-	-	.3	.5
553	-	.1	.3	.5
55	.2	.2	.9	2.4
560	.2	.4	.4	1.1
561	.6	.4	.7	.6
562	.8	.5	.9	1.0
563	.6	.4	1.0	.8
564	.2	.1	.2	.3
56	2.4	1.8	3.2	3.8

Zone	Retail Sales % Total Area 1962	Retail Sales % Total Area 1985	Employment % Total Area 1962	Employment % Total Area 1985
570	-	-	.1	.5
571	-	3.6	.3	1.2
572	-	3.9	-	.8
57	-	7.5	.4	2.5
580	-	.2	.1	.8
581	.3	.7	.3	.5
582	1.0	2.2	.3	.3
583	.2	.3	.6	1.2
58	1.5	3.4	1.3	2.8
5	36.3%	34.0%	36.7%	40.9%
600	2.3	.9	1.3	1.0
601	1.6	1.4	.8	.5
602	.7	.6	.9	.7
603	1.8	1.4	.6	.4
604	.5	.3	1.0	.8
605	.1	-	.3	.3
606	.2	-	.4	.4
607	.3	.1	1.7	1.0
60	7.5	4.7	7.0	5.1
610	.2	.7	.3	.3
611	-	.5	.4	.3
612	-	.9	.1	.3
613	.1	.1	.1	-
614	.2	.1	.3	.2
615	.1	.5	.7	.4
61	.6	2.8	1.9	1.5
620	-	1.7	-	.5
621	-	2.3	-	.7
622	-	2.7	-	.7
62	-	6.7	-	1.9
630	-	-	-	-
631	-	.2	-	-
63	-	.2	-	-
640	-	1.8	.2	2.7
641	-	.1	.6	.7
64	-	1.9	.8	3.4
650	.3	.5	.6	.7
651	-	-	-	-
652	-	-	-	-
65	.3	.5	.6	.7
660	-	.2	.2	.3
66	-	.2	.2	.3
6	8.4%	17.0%	10.5%	12.9%

Zone	Retail Sales % Total Area 1962	Retail Sales % Total Area 1985	Employment & Total Area 1962	Employment & Total Area 1985
700	.1	.1	.3	.3
701	-	.4	.4	.7
702	.1	.3	.1	-
703	.8	.8	.2	.2
704	1.8	1.9	.7	.7
705	-	.9	-	.5
70	2.8	4.4	1.7	2.4
710	-	.5	-	.1
711	-	1.2	.2	.5
712	-	-	-	.6
713	-	2.5	-	.6
71	-	4.2	.2	1.8
720	-	-	.1	.3
721	-	-	-	-
72	-	-	.1	.3
730	-	.3	-	-
73	-	.3	-	-
740	2.0	.8	.3	.2
741	.3	.6	.2	.1
742	.1	1.1	.2	.2
743	-	.3	-	.2
744	-	1.0	-	.2
745	-	1.1	-	.2
746	.1	.3	.1	.2
74	2.5	5.2	.8	1.3
750	.3	.5	.2	.1
751	.2	.2	.2	.1
752	1.0	.8	.2	.1
753	-	1.3	-	.2
754	-	.4	-	-
755	-	.6	.1	.2
756	-	.3	-	-
757	.1	.2	.1	.1
75	1.6	4.3	.8	.8
760	2.5	.9	.7	.4
761	1.0	.9	.2	.3
762	.2	.2	.2	.2
763	-	.5	.2	.2
764	.5	.2	.5	.4
765	.9	.2	.2	.2
766	.1	.1	.1	.1
767	8.0	4.7	1.0	.8
76	13.2	7.7	3.1	2.6
7	20.1%	26.1%	6.7%	9.2%

Table A-5

Zone	Retail Sales % Total Area		Employment % Total Area	
	1962	1985	1962	1985
800	-	.9	.1	.3
801	.1	-	2.4	2.4
802	3.3	1.7	.7	.6
803	.8	.4	.9	.8
804	1.9	.8	1.4	1.0
805	-	-	.6	.5
806	.2	.1	.3	.2
807	-	-	-	.1
808	-	.6	-	.3
80	6.3	4.5	6.4	6.2
810	.5	.4	1.6	1.5
811	.9	.6	.7	.4
812	.6	.4	.1	.1
813	.7	.4	.7	.7
814	2.7	1.0	.6	.4
815	1.2	.5	.8	.5
816	4.5	1.9	1.9	1.3
817	1.2	.6	1.0	.6
81	12.3	5.8	7.4	5.5
820	.7	.6	.3	.2
821	.1	.2	.1	.2
822	-	-	-	-
823	1.4	.9	.9	.8
824	1.1	1.3	.8	.7
825	1.3	.8	-	.1
826	.8	.5	.8	.7
827	.1	.2	.2	.4
828	.3	.5	.1	.2
82	5.8	5.0	3.2	3.3
830	-	.7	-	.3
831	-	.1	.1	.1
832	-	.1	.2	.1
83	-	.9	.3	.5
840	.4	.4	.7	.9
841	-	-	6.0	3.4
842	-	-	1.9	1.2
843	-	-	16.0	10.9
844	-	-	-	-
84	.4	.4	24.6	16.4
850	.1	-	.1	.1
851	1.7	.8	.6	.5
852	4.3	2.8	1.4	1.2
853	2.3	1.3	1.5	1.2
854	1.9	1.0	.2	.2
855	.1	.1	.1	.1
856	-	.3	.3	.2
85	10.4	6.3	4.2	3.5
860	-	-	-	1.6
861	-	-	-	-
86	-	-	-	1.6
8	35.2%	22.9%	46.1%	37.0%

NOTES: Retail Sales Levels & Employment Distribution - 1962-85

Retail Sales: The Retail Sales Levels are based on data from City and County occupation licenses. The figures are percentages of sales for total study area.

The 1985 Levels were projected based on the 1962 sales compared with the commercial land acreage distribution in 1985. The procedure was essentially a growth-factor method. In areas with little or no retail sales in 1962, a factor from a compariable area was applied to the 1985 acreage.

The procedure used the step-down technique of distribution, distributing first to Quadrants and Districts, then to zones.

Employment: The 1985 Employment Statistics were obtained from the Employment Security Administration, A. I. D. S., Chamber of Commerce, and direct contacts. The 1962 Land Use Survey establishment counts were used to distribute the small groups of employees which could not be otherwise located by zones. Figures are percentages of total area.

The 1985 Employment distribution was determined by a "step-down" type procedure which distributed the 1985 projected employment first to Quadrants, then Districts, then zones. For this purpose the 1962 and 1985 figures were rounded to 100,000 and 300,000 employees respectively. The 200,000 new employees were distributed proportionally to the change in land distribution for Commercial, Industrial and Public uses and proportionally to the 1962 ratios of employees to land acreage. Heavy Industrial land was considered to generate only half the number of employees of Light Industrial land development.

Distribution Formula

Distribution on a "step-down" basis was according to the general formula:

Retail Sales:

$$R_j\,85 = \frac{\frac{R_j\,62}{A_j\,62} \cdot A_j\,85}{\sum_{x=n} \frac{R_x\,62}{A_x\,62} \cdot A_x\,85} \cdot \%\,1985$$

Where:

$R_j\,85$ = Retail Sales Level of any zone j in 1985 as a percent of total Retail Sales

$A_j\,62$ = Acres of Commercial development in zone j in 1962

$\sum^{x=n}$ = Summation of products of all zones

$\%\,1985$ = Percent for area considered = 100% for total study area

Employment:

$$E_j\,85 = \frac{\frac{E_j\,62}{A_j\,62} \cdot A_j\,85 \cdot S + E_j\,63}{3}$$

Where:

$E_j\,85$ = Employment in zone j in 1985 as a percent of total employment

$A_j\,62$ = Acreage of Commercial, Industrial and Public land in zone j in 1962 Public Open and Open Industrial are excluded and Heavy Industrial was factored by (½).

S = Step-down factor, representing the increased employment 1962--1985 to be distributed

$$S = \frac{\Delta}{\sum_{x=n} \frac{E_j\,62}{A_j\,62} \cdot A_j\,85}$$

Δ = 200 for total study area

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CENTRAL BUSINESS DISTRICT STUDY
MAJOR SPACE USE BY VERTICAL STRUCTURE

	Basement Floor Space*	%	Ground Floor Floor Space*	%	Second Floor Floor Space*	%	Third Floor & Above Floor Space*	%	TOTAL Floor Space	%
Residential	6	.3	2,918	4.3	460	3.8	-	-	3,384	3.6
Retailing	361	13.8	7,691	11.3	2,341	19.4	625	5.5	11,018	11.8
Personal & Consumer Services	426	16.3	5,441	8.1	2,482	20.5	1,793	15.7	10,142	10.8
Business & Professional Services, Offices	506	19.4	4,002	5.9	1,908	15.8	3,415	29.9	9,831	10.5
Parking	60	2.3	18,410	27.2	467	3.9	1,495	13.1	20,432	21.8
Wholesaling & Warehousing	326	12.5	3,528	5.2	1,013	8.4	323	2.8	5,190	5.5
Industrial	-	-	188	.3	-	-	-	-	188	.2
Institutional	905	34.7	4,435	6.6	2,028	16.7	3,307	28.9	10,675	11.4
Vacant Structure	20	.7	1,706	2.5	1,393	11.5	470	4.1	3,589	3.8
Vacant Land	-	-	5,779	8.6	-	-	-	-	5,779	6.2
Open Space (Designed, Setback, Etc.)	-	-	13,478	20.0	-	-	-	-	13,478	14.4
TOTALS	2,610	100%	67,576	100%	12,092	100%	11,428	100%	93,706	100%

*In 100 Sq.Ft.

Table A-6

CENTRAL
BUSINESS
DISTRICT

SPACE STUDY

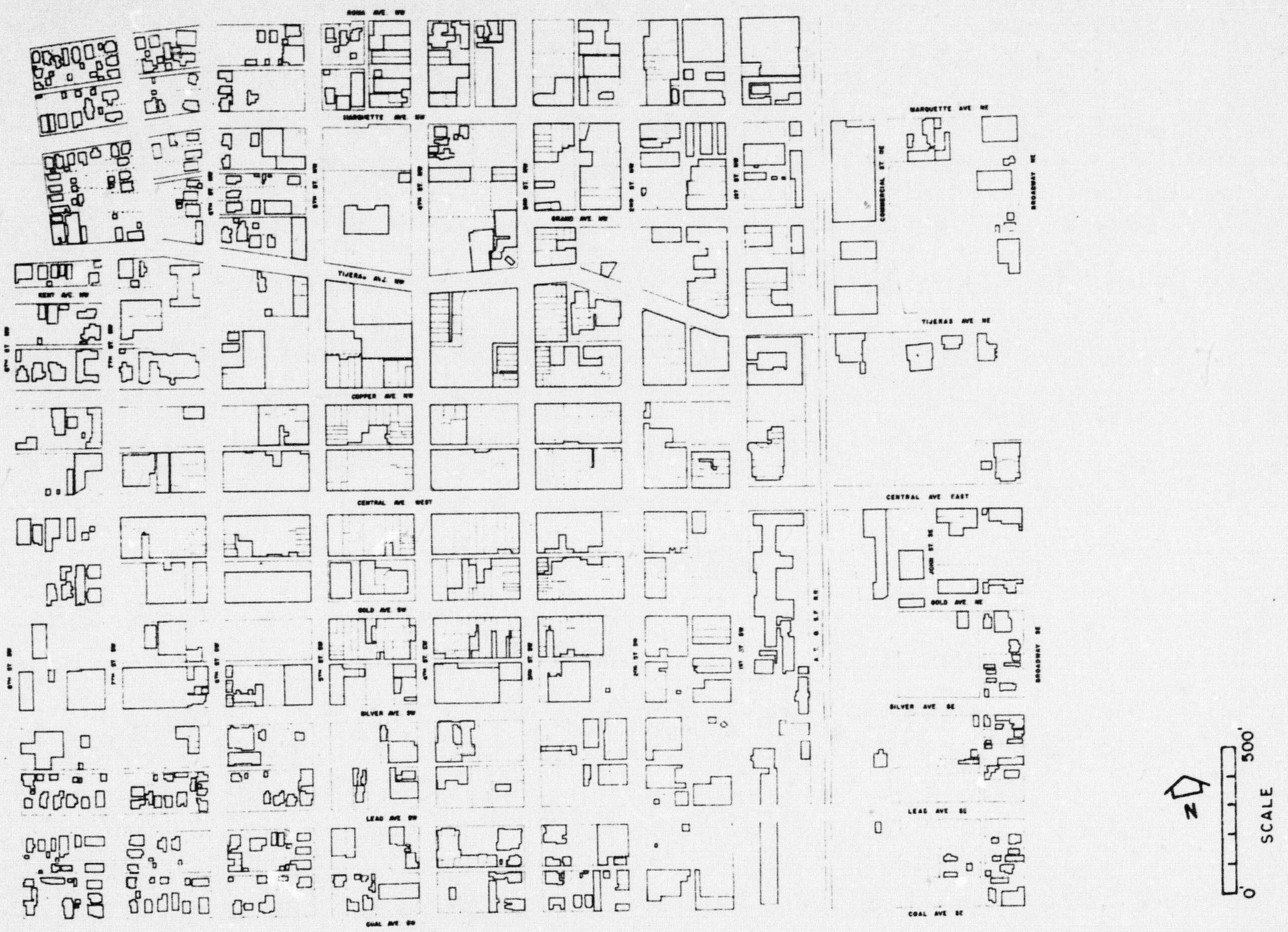
ROMA AVE NW
MARQUETTE AVE NW
GRAND AVE NW
TIJERAS AVE NW
KENT AVE NW
COPPER AVE NW
CENTRAL AVE WEST
GOLD AVE SW
SILVER AVE SW
LEAD AVE SW
COAL AVE SW
MARQUETTE AVE NE
TIJERAS AVE NE
CENTRAL AVE EAST
GOLD AVE NE
SILVER AVE SE
LEAD AVE SE
COAL AVE SE
8TH ST NW
7TH ST NW
6TH ST NW
5TH ST NW
4TH ST NW
3RD ST NW
2ND ST NW
1ST ST NW
COMMERCIAL ST NE
BROADWAY NE
JOHN ST SE
BROADWAY SE
A.T. & S.F. RR
N
0
500'
SCALE

Figure A-13

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Table A-7

POPULATION ESTIMATES
ALBUQUERQUE STANDARD METROPOLITAN STATISTICAL AREA

PREPARED BY	1960 ACTUAL	1970 ESTIMATES LOW	1970 ESTIMATES MEDIUM	1970 ESTIMATES HIGH	1980 ESTIMATES LOW	1980 ESTIMATES MEDIUM	1980 ESTIMATES HIGH	EXTENSIONS* TO 1985 LOW	EXTENSIONS* TO 1985 MEDIUM	EXTENSIONS* TO 1985 HIGH
Planning Dept. (Brasher) 1962	262,199	336,400	388,100	437,600	433,900	567,500	664,400	500,000	685,000	--
Planning Dept. (Griffen) 1961	262,199	401,068	--	425,433	580,688	--	654,922	690,000	--	830,000
Planning Dept. (Kelley) 1960	262,199	400,000	--	600,000	600,000	--	1,000,000	730,000	--	1,300,000
Planning Dept. (Baiman) 1957	262,199	339,131	--	378,978	--	--	--	480,000	--	630,000
Planning Dept. 1963	262,199							500,000	685,000	830,000

*Extended at previous rates of growth (estimated)

Source: U.S. Bureau of the Census, 1960
"Economic Analysis and Projection for Albuquerque"
"Albuquerque Population Characteristics"

Table A-8

POPULATION & LABOR FORCE 1940-60
ALBUQUERQUE STANDARD METROPOLITAN STATISTICAL AREA

	1940	1950	1960
Total Population	69,391	145,673	262,199
Population 14 Yrs. & Over	50,122	102,416	169,498
Labor Force	24,900	54,336	98,588
Civilian Labor Force	24,900	48,874	91,234
Employed Civilians	20,050	46,780	86,828
Private Wage & Salary	13,307	31,908	62,088
Government Worker	2,577	8,097	16,724
Self-Employed & Unpaid Family	4,166	6,775	8,016
Unemployed Labor Force	4,850*	2,094	4,406
Military Personnel	-	5,462	7,354

*Includes Persons on Public Emergency Work

Source: U. S. Bureau of the Census
"Economic Analysis & Projection for Albuquerque, New Mexico".
S. J. Brasher

LABOR FORCE PROJECTION TO 1985
ALBUQUERQUE TRANSPORTATION STUDY AREA

	1960		1985 Low Population Projection		1985 Medium Population Projection		1985 High Population Projection	
	Number	% of Labor Force	Number	% of Labor Force	Number	% of Labor Force	Number	% of Labor Force
Total Population	260,600		497,000		680,900		825,000	
Population Over 14 Years of Age	168,500		321,100		439,900		533,000	
Labor Force	98,000	100.0	186,900	100.0	256,000	100.0	310,200	100.0
Employed	93,600	95.5	180,900	96.8	247,800	96.8	300,300	96.8
Private Wage & Salary	61,700	63.0	131,200	70.2	179,700	70.2	217,800	70.2
Government (Including Military)	23,900	24.4	35,000	18.7	47,900	18.7	58,000	18.7
Self-Employed	7,900	8.1	15,000	8.0	20,500	8.0	24,800	8.0
Unemployed	4,400	4.5	6,000	3.2	8,200	3.2	9,900	3.2

Notes: 1. Estimates have been rounded to the nearest hundred.

2. Definition of Terms Used:

Employed. Employed persons comprise all persons 14 years of age and over who are either at work or have a job from which they are temporarily absent due to illness, vacation, inclement weather, or similar reason.

Unemployed. Unemployed persons comprise all persons 14 years of age and over who are not at work but are seeking employment. It also includes those who are waiting to be called back to a job from which they have been laid off or furloughed.

Labor Force. The labor force includes all persons classified as employed or unemployed, as well as members of the Armed Forces.

Sources: "Preliminary Population & Economic Base Projections to 1985", Albuquerque City Planning Department, 1962 (Table)
U.S. Bureau of the Census (Definitions)

Table A-9

A10059

A10060

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Figure A-14

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XHIBIT No. 197 DdD
JAN 8 1975
U. S. GRAND JURY
S. D. N. Y.

[for confidential use only]

USA 33a-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
66 vd

management report

MASTER PLANNING STUDY

RIO RANCHO ESTATES, INC.

may, 1966

harman, o'donnell & henninger associates, inc.

planning consultants

May 23, 1966

Mr. John E. Sommerhalder
Rio Rancho Estates, Inc.
1429 Central N. W.
Albuquerque, New Mexico

Dear Mr. Sommerhalder:

We are pleased to submit in this confidential management report our Master Planning Study of your 55,000-acre landholdings located northwest of Albuquerque. Four schematic plans are attached at the back of the report.

Proper planning of this undeveloped urban fringe area required careful identification of the development potential for the land, the needs of prospective markets for the land, and the capability of Rio Rancho Estates to meet the indicated consumer needs and the objectives of the Company.

At your current national land sales rate, Rio Rancho's unsold 37,000 acres should be sold out by 1985. Assuming future inflation in sales prices is offset by cost, estimated profit per acre for this land sales operation is $550 per acre in present value 1966 dollars, discounted at an 8% annual interest rate.

This sellout time can be reduced and profits increased to Rio Rancho through development of 1,725 acres for two selective Albuquerque market groups. Present value profits expected are $1,500 per acre and $700 per acre for the differentiated land areas. Additional profit enhancement is feasible through development of high-density villages by Rio Rancho in the years ahead.

We have appreciated this opportunity to be of assistance to you, and look forward to being of future planning service to you in detail design as well as additional analytical areas.

Very truly yours,

HARMAN, O'DONNELL & HENNINGER ASSOCIATES, INC.

Rodney M Katzenberg

Rodney M. Katzenberg
Associate

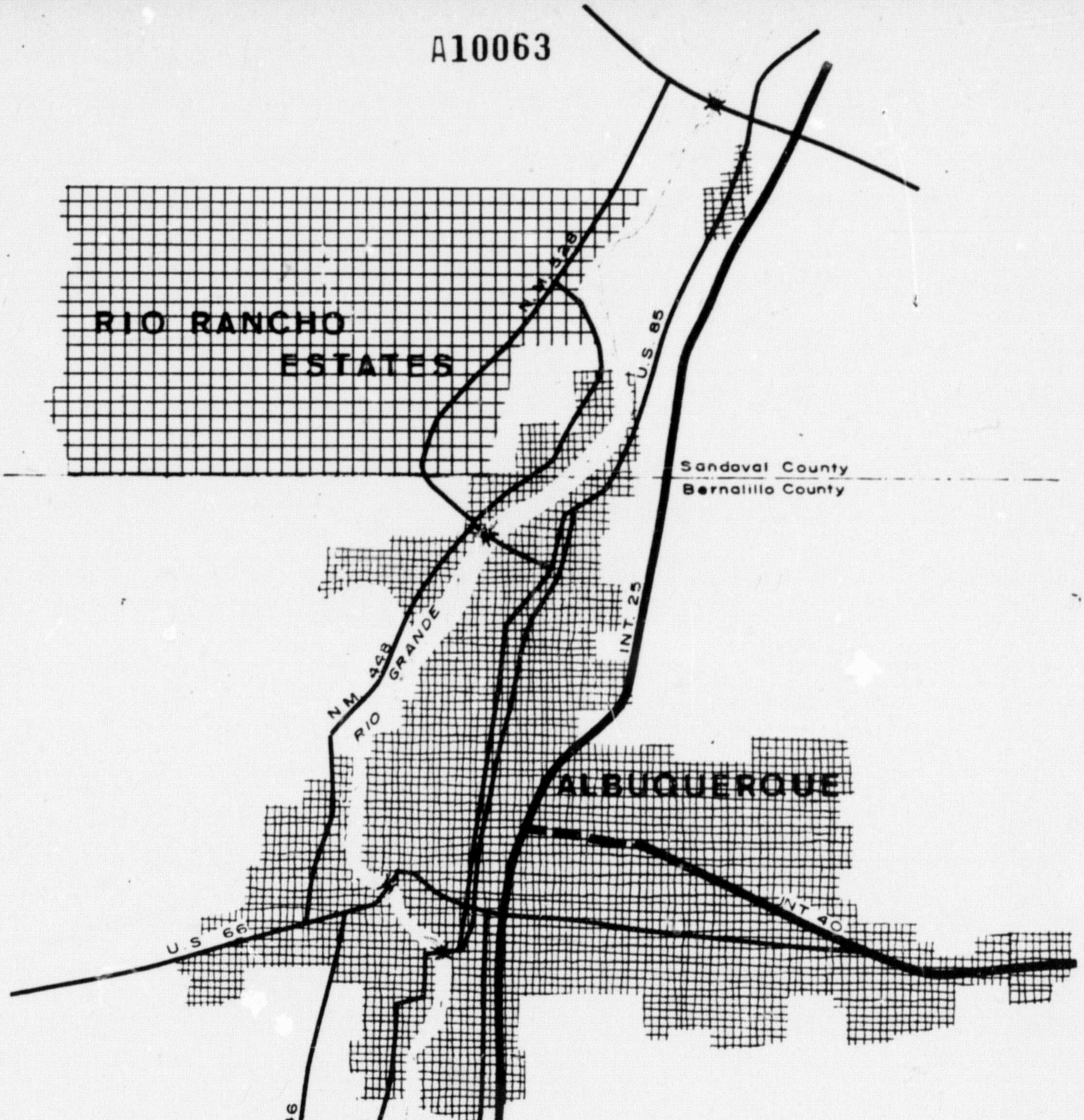
Ralph A Avellanet

Ralph A. Avellanet
Senior Economist/Planner

18623

2727 EAST SECOND AVENUE · DENVER · COLORADO 80206 PHONE (303) 388-4228 URBAN AND REGIONAL PLANNING · LAND PLANNING · LANDSCAPE ARCHITECTURE · ECONOMIC ANALYSIS

A10063


RIO RANCHO
ESTATES
N.M. 528
U.S. 85
Sandoval County
Bernalillo County
INT. 25
N.M. 448
RIO GRANDE
ALBUQUERQUE
INT 40
U.S. 66
N.M. 46
U.S. 85
N.M. 47
0 1 2 3
MILES

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INTRODUCTION

The purpose of this planning study is to assist Rio Rancho Estates in attaining maximum profitability in the development of its 55,000-acre land holdings located immediately northwest of Albuquerque, New Mexico. Maximum profitability is a result dependent upon the identification of the development potential of the land, and the execution of a development strategy consistent with the best exploitation of the land potential.

To determine the potential and strategy for Rio Rancho, it is necessary to analyze the economic and population forces which provide overall demand for land, and to study the human preferences and interests that provide specific demand for specific land. Concurrently, a review of the general background of the land development industry as related to Rio Rancho is required to provide perspective of the dynamic environment within which the Rio Rancho organization functions. Through the synthesis of the physical capabilities of the land, the market demands for developed demand, the distinctive competence of the Rio Rancho organization, and the organization's operating environment, an optimum land development strategy for Rio Rancho is recommended.

The key to successful implementation of this strategy rests upon the close adherence to the essence of this strategy and those for many other consistently profitable enterprises. Distinguishing successful organizations over a long period of time, is their ability to understand the overall environment within which they operate, and to adjust their operating policies in accordance with changes in this environment. The land development industry has experienced marked environment changes since the late 1950's and early 1960's, and undoubtedly will continue to evolve. For this reason, this planning study seems most appropriate and timely in assisting Rio Rancho in the determination of successful policies consistent with the industry's evolving character.

SUMMARY

1. Selling land at a rate of 2,000 acres per year, Rio Rancho should complete sellout of its remaining 37,000 acres by 1985 under present market conditions, barring future land sales industry scandals and/or restrictive government legislation.

2. Profit of this continuing national land sales operation is estimated at $550 per acre in 1966 dollars, discounted at an 8% annual rate.

3. Only selective market penetration is available to Rio Rancho relative to the Albuquerque resident market, despite the expected doubling of metropolitan population to over 600,000 persons by 1985.

4. Minimal adaptation of Rio Rancho's strategic competence of marketing should result in local sale of 1,125 acres of one to three-acre unimproved sites, located north of Corrales on Rio Grande River bluff lands.

5. Profit for Corrales North over the 1965-1985 period is estimated at $700 per acre in 1966 dollars, discounted at an 8% annual rate.

6. Nominal adaptation of Rio Rancho's strategic competence of marketing should result in local sale of about 517 acres of partially improved lots of a gross acreage of 0.6 acres per lot. These lots are located on the bluff lands west of the cultural-oriented, old Spanish Town of Corrales.

7. Profit for Corrales Heights over approximately the 1966-1985 period is estimated at $1,500 per acre in 1966 dollars, discounted at an 8% annual rate.

8. High-density Rio Rancho village development in place of present 'Estate' development is recommended for careful management consideration. High-density villages appear most consistent with Rio Rancho's long-range national market needs, and the Company's flexibility and profit maximum objectives.

GENERAL SITE CHARACTERISTICS

The property under study totals approximately 55,000 acres of level and gently sloping semi-arid desert land and is located on the northeast periphery of Metropolitan Albuquerque, New Mexico, in Sandoval County. Part of an old Spanish land grant and a former cattle ranch, the tract stretches about 15 miles to the west from its easternmost point on the Rio Grande River, and extends from the Bernalillo/Sandoval County line northward approximately 5-1/2 miles.

Elevation of the site varies from about 5,000 feet above sea level along the Rio Grande to over 6,300 feet in the western portions of the site. Vegetation for the most part is sparse, and consists of sagebrush and native grasses with less of the former and more of the latter as the elevation rises. Along the river bank are cottonwoods in the low areas subject to inundation during infrequent Rio Grande flooding. A large cottonwood grove exists in the extreme northeast corner of the site and has been offered to the State of New Mexico for park purposes. Also scattered in the northern and western parts of the tract are scrub pinons and juniper trees. Location of these appears to be a function of elevation and soil conditions relative to water retention.

Climate-wise, the site as well as the Metropolitan Albuquerque area, has attractive features with sunshine and low humidity on most days and annual rainfall rarely exceeding 10 inches. Summer days average a high of about 90 degrees, with night temperatures dropping to 60 degrees or less. Winter days reach into the 60's and infrequently drop below 10 to 15 degrees. Aside from seasonal gusty winds from the west in the early spring, the metropolitan area has little or no breezes most of the time.

Topography of the site consists of rolling hills and several arroyos carved by water erosion of the sandy mesa soil following the infrequent rainfall. Attractive bluff areas exist along the eastern edge of the property, part of which adjoins the Rio Grande River. The balance of the bluff area overlooks the small village of Correlos located on river lowland. Attractive views of the Rio Grande Valley which extends north and south, metropolitan Albuquerque to the southeast, and the Scandia Mountain range to the east, may all be had from many parts of the 55,000 acre property.

Presently, access to the site from Albuquerque is via State Highway 528 which extends from the Alameda Bridge over the Rio Grande River approximately 1-1/2 miles from the south entrance of the site. Downtown Albuquerque can be reached via State Highway 448 along the west side of the Rio Grande River, or via several thoroughfares serving the bulk of Albuquerque's population on the east side of the River. Route 528 extends northeasterly through the site and connects with State Highway 44 and the Rio Grande River bridge to the town of Bernalillo and Interstate Highway 25, which connects Santa Fe and Albuquerque. Downtown Albuquerque is approximately 11-1/2 miles from the south entrance of the site via the shortest route. Bernalillo is about 2 miles from the northeast corner of the site and downtown Albuquerque is about 15 miles further via the Interstate Highway route. Currently graveled, Highway 528 is being paved northward from the site entrance at a rate of two miles per year beginning this year.

Development in and around the site consists of the Village of Corrales, two subdivisions (Skyview and Paradise Hills), and about 70 homes in Rio Rancho Estates. Skyview is a 120-acre subdivision with about 30 homes constructed on city-size lots, and is located on the south edge of the subject site, just east of State Highway 528. Paradise Hills is located a few miles south and west of the south entrance of the site, and has over 500 single-family homes on city-size lots. Corrales is an old Spanish-American village of about 2,500 persons. In recent years, many Anglo-Americans have moved into the village, largely because of the distinct attraction of the town's environment.

Site development through the end of 1965, consisted of an extensive network of graded roads and the initial residential development area of approximately 100 homes built within the last few years on 1/2 and 1-acre lots, plus an attractive community club. Streets are minimum width of 50 feet, have a blacktop surface, and are dedicated to Sandoval County.

Water is furnished to sites by a water company subsidiary of Rio Rancho (Albuquerque Utilities Corporation) that draws its water from wells approximately 800 feet deep. Two wells, one yielding 185 gpm and a second yielding 1,000 gmp, are in operation along with a 225,000-gallon storage tank reservoir. Water sources are ample with the underground water table replenished by the Rio Grande River water course. However, this water is available for domestic use only, as no irrigation water rights are available to the property. Septic systems serve sewer needs in accordance with State Board of Health requirements of minimum 1/2-acre lot size. The soil is a sandy loam with excellent porosity and septics function well.

Government jurisdiction of the site is under several bodies. All of the 55,000-acre tract is in Sandoval County whose county seat is in Bernalillo. Police protection of the development is the responsibility of the County Sheriff. Road maintenance (virtually non-existent at present) is similarly handled by the rural county. Several thousand acres in the southeast corner of the tract are in the Bernalillo (Albuquerque) County school district. Students from the Rio Rancho development are bussed to Bernalillo District schools. A third "local" governing body influencing development of the site, is the City of Albuquerque which has planning jurisdiction over parts of the site. While Albuquerque is not allowed by State law to annex land beyond its own (Bernalillo) county line, as an incorporated city it does have planning jurisdiction within five miles of its city limits. Albuquerque City limits are approximately 4-1/2 miles from development on the site, but are expected to become closer as City annexations continue.

To provide perspective of this general review of physical characteristics of the site, and to delineate the problems involved in determining the development potential of the 55,000-acre site, an analytical review of Rio Rancho Estates operations to date is necessary.

GENERAL BACKGROUND AND PROBLEM CHARACTERISTICS

GENERAL BACKGROUND AND PROBLEM IDENTIFICATION

Rio Rancho Estates, Inc. and its parent company, American Realty and Petroleum Corporation, for the most part, have been in the land sales industry for several years. Perspective of the problems facing Rio Rancho can be had from discussion of the land sales industry and some of the changing conditions within the industry, plus discussion of the operating experience of Rio Rancho Estates since its inception in 1961.

Land Sales Industry

Businesses operating in the land sales industry function in a fairly typical manner. Inexpensive and undeveloped land is purchased in large acreages, divided into small parcels, and merchandised to interested buyers. Development of the land is generally kept to a minimum, with the extent of improvements determined by marketing needs. In that most of the divided land is sold to individuals for future use, or for speculative investment purposes, not infrequently, land improvements consist of little more than minimal roads.

Marketing is the key to success in the land sales industry. While some of the land is sold in large chunks to well-to-do persons, most of the land is sold to the mass market of Americans in smaller parcels, ranging from a typical city-size lot to a size of one to five or more acres. Demand for the land parcels stems from a variety of reasons. To some persons, mere ownership of land returns satisfaction; others purchase land for eventual retirement or recreation residence; still others buy in hopes of profitable resale at a later date. When it is recalled that the American population has lived its lifetime largely in times of rising land values in most parts of the Nation, and especially in urban areas, a psychologist is not necessary to suggest the existence of either a surface or latent need in many Americans to share in some of the profits to be had in rising land values.

Not all, but most of the land sold by the industry is located in states that have an identification as a retirement area, or at least an attractive resort area. Thus, a preponderance of the industry sells land in California, Florida, Arizona, and New Mexico. And since an increasing number of Americans have the potential, if not plans, to migrate to other areas, the market for the land sales industry is nationwide. Heaviest concentration of buyers are typically found in the densely populated urban centers in more temperate climates than those normally associated with the aforementioned states. These buyers are contacted and sold by a variety of ways including publication and direct-mail advertising, telephone solicitation, and other ways. Terms of sale are frequently liberal with a modest down-payment and monthly payment schedule. Cancellations run as high as 40% or more in given sales developments such that a typical lot may be "sold" several times.

Industry sales rose sharply during the 1950's and very likely reached a peak sales volume of $700,000,000 annually or more in 1961 and 1962 according to estimates by persons in the field. Beginning in 1962, when widespread publicity occurred about fraud within the land sales industry, and continuing with U. S. Senate subcommitee hearings in January, 1963, and May, 1964, about "sharp practices and misleading sales techniques" within the industry, land sales fell off sharply and cancellations mounted for all segments of the industry. Both legitimate and illegitimate land sales firms experienced a calamitous drop in sales.

Recovery from the unfavorable publicity has been slow for most firms, including those having already established developments with full improvements and permanent residents. Selling has become more difficult requiring increased marketing costs. Furthermore, increasing numbers of states have established regulations limiting the flexibilities by defining operating standards required of organizations selling land publicly. Additional uncertainty clouds the industry from impending Federal legislation proposed for regulation organization involved in interstate selling of land. Further understanding of the operation and environment of the industry is seen in the following review of Rio Rancho operations.

Rio Rancho Land Sales Operation

Rio Rancho Estates, Inc., was effectively formed in July, 1961, when American Realty and Petroleum purchased the 55,000-acre site for approximately $200 per acre ($400 east of Highway 528) under contract release terms whereby the land is paid for by Rio Rancho at the time of land sale to the public. These release terms are effective as long as Rio Rancho meets its minimum obligation of an $800,000 payment October 1st of each year until the purchase price is paid in full. Through application of marketing strategy similar to that successfully employed by its parent company's 10,000-acre Rainbow Lakes Estates (Florida) development begun in 1959, Rio Rancho sold over $13,000,000 of land at typical prices of $595 per one-half acre residential lot in its first year of operation. Roads were cut and lots laid out in gridiron fashion except where severe topography, drainage arroyos, and other obstacles dictated otherwise.

However, when the land fraud publicity began in 1962, Rio Rancho sales fell in similar fashion as the balance of the industry's. Net sales approximated $2,000,000 in 1963, $3,000,000 in 1964, and $4,800,000 in 1965. Current sales in the fiscal year 1966 (ending April 30, 1966) are running at a $5 to $6 million rate. At the time of consultant field investigation of the site,[1] an estimated 18,000 acres had been sold, with only about 500 lots (± 750 acres) paid in full. The balance are being purchased by individual buyers (of which over 98% are from out-of-state) on a five-year installment basis.

With the slowdown in sales, Rio Rancho has made changes in its marketing program including direct selling through salesmen located in key market areas, higher down payments (8% of sales price) to discourage cancellations as well as increase cash flow, and other changes. Rio Rancho has also sought to broaden its market by qualifying part of the tract (portion of Unit 16) for sale to buyers in the State of California. Among California's relatively stringent public regulations is a requirement that any developer must install utility facilities, or deposit necessary cash with a trustee for such installation, within 18 months from the date of the first real estate sale. Perspective of this commitment and other marketing changes can be had from the following evaluation of Rio Rancho land strategy to date.

---

[1] September and December, 1965.

Rio Rancho Land Strategy Evaluation

Rio Rancho's policies to date appear to have been exceptionally effective in meeting the needs of the principal groups involved in the land sales operation. These groups include the out-of-state buyers, the management and ownership of Rio Rancho insofar as limiting cash outlays and exploiting land to its maximum potential, and the needs of the greater community and society as a whole.

The company has sought to sell and develop land in accordance with the policy of minimum utilization of resources, whereby it has sold its least attractive land to meet the present needs of the land buyers; it has developed land with adequate value for the present needs of homebuyers; and it has kept in inventory the balance of its land holdings to await optimum market timing. Through the sale of real estate located in its most remote western and northwestern land areas, Rio Rancho has essentially met the present needs of most of its land buyers. At present these buyers principally derive their satisfaction from mere ownership of the land. While perhaps certain of these buyers who have purchased strictly for speculative purposes may not be wholly satisfied at present, this is always present amongst land buyers and would not appear to be a major concern of most, at least during the several years of installment payment for the land.

Whereas ownership of relatively unattractive land may suffice for the typical land-buyer, the needs for other buyers, particularly those ready to build a home, are considerably different. With ownership in hand they then expect more of a realization of the values attributed to the land during the sales process. Thus, they expect proximity to Albuquerque and the full range of activities and land improvements planned for Rio Rancho Estates. Rio Rancho has met these needs through the initial development of the community at the most proximate point to Albuquerque. Given the outlying location of Rio Rancho Estates, little choice appeared to have been available to the company but the intersection of Highway 528 and the County line. Furthermore, the attractive land east of Highway 528 was left in inventory for future development, whereas the land to the west appears to have amply filled the needs of the incoming residents. With the majority of the new home owners migrating from Eastern United States, the satisfaction of living within sight of Albuquerque and the Scandia Mountains is adequately rewarding. With Albuquerque natives who already experience this satisfaction, this would not be the case.

Bringing both the land sales and the land development aspects together is the use of lot-switching whereby the buyer has the option to exchange his property, if not served by utilities at the time of his decision to build a home for himself, for an equivalent size lot in an area serviced by utilities. Given the expense in securing water on the arid mesa (well depth increases in elevation and distance from the Rio Grande River), and the frequent unattractiveness of isolation, it seems likely that most land buyers will switch property at the time of building a home.

This transfer results in efficiencies to Rio Rancho in utility improvements and other development costs. Furthermore, urban sprawl is limited through this transfer mechanism, thereby allowing more efficiency in the administration of government services such as police and fire protection. From a market standpoint the compact development creates a new town reality, whereas the same number of homes spread out would not nearly suggest an image of viability of Rio Rancho Estates.

In addition to this key transfer policy, Rio Rancho employs other policies which together serve its operation well. The continual regrading of the roads serving the distant acreage, provides an assurance of solvency and interest to land buyers who come out to inspect their particular land purchase. Similarly, the refund provision within six months of original purchase given to all land buyers, provides additional security to the buyers at little cost to Rio Rancho. When the remote location of New Mexico is compared to the present location of most out-of-state buyers, psychology would readily suggest that completion of a lengthy trip to visit New Mexico and Albuquerque would result in a strong feeling of well-being and accomplishment on the part of the traveler. Consequently one would expect most Rio Rancho Estates buyers who visit the development to be very positively inclined to their particular purchase, and express few dissatisfactions. Indeed this is most often the case according to Rio Rancho employees, with a number of persons desirous of purchasing additional land.

The company has followed the accepted policy of new developments in its taking extra care of its new homeowners who are performing the pioneering function for the new community. Insofar as it takes people to sell people, this policy cannot be under-emphasized. Similarly, the newsletters mailed to land buyers serve very well in involving prospective home buyers in Rio Rancho Estates, and strengthening their interest in the development.

From this review of the operating policies of Rio Rancho's land strategy, it becomes apparent that Rio Rancho has exhibited a particular competence in meeting the needs of its widespread market in a variety of ways. Furthermore, in our opinion, because of this key competence in understanding human needs, Rio Rancho has the capability to adjust to changes in its operating environment and attain substantial profitability in its endeavors.

Certain of these environmental changes have and are continuing to take place in an obvious manner, such as governmental legislation which will limit operating flexibility within the land sales industry and dampen the operations of socially irresponsible segments within the industry. Other changes are occurring less noticeably such as the evolution of the land sales industry, whereby through the years ahead, an increasing number of buyers of residential lots will become interested in moving to their home sites. Even less noticeably will be changes in the needs of individuals once they have settled in a new home and become citizens of the development. And in Rio Rancho's case, because of its location within the greater Albuquerque area, changes are occurring in demands for urban land which effect the values of land within the metropolitan area.

As with any change, these environmental changes will demand adjustments and modifications in operating policies if Rio Rancho operations are to continue and improve profit-wise. In the following sections of this planning study report, the key environmental changes and their implications relative to land potential are discussed in accordance with the objectives of attaining profitable development of Rio Rancho Estates.

Given the existence of both the local Albuquerque market and the non-local out-of-state market, two separate but interrelated action alternatives are discussed.

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ALTERNATIVE FOR IMPROVED PROFITABILITY - ALBUQUERQUE

ALTERNATIVES FOR IMPROVED PROFITABILITY - ALBUQUERQUE

Evaluation of the development potential available to Rio Rancho Estates from the local Albuquerque market must include analyses of the overall growth of the metropolitan economy and population to determine overall local demand for land. Once determined this general land demand must be examined to isolate the specific demand segments which offer maximum profit potential to Rio Rancho, given the needs of the demand segments and the assets of Rio Rancho. Upon evaluation of the wants of these specific market segments, and the site's assets, a market and development strategy is recommended.

Economic and Population Projections

Several recent economic and population studies of the Albuquerque Metropolitan Area were reviewed for purposes of determining local market potential available to Rio Rancho. The recent study, "Projections of the Population of New Mexico and Its Counties to the Year 2000," by Ralph L. Edgel, Bureau of Business Research, University of New Mexico, July, 1965, was felt to be the most realistic and useful for Rio Rancho planning purposes. Furthermore, given the Consultant's confidence in Edgel's projections gained through a favorable comparison of his estimates for Santa Fe, New Mexico, and those derived by the Consultant through separate analysis, it was felt that his estimated Albuquerque population of approximately 615,000 persons in 1985 was adequate for Rio Rancho planning purposes. Edgel's study and the others are reviewed in chronological order of their preparation.

Stanley J. Brasher, analyzed and projected employment, population, and other subjects germane to the planning process for the Albuquerque City Planning Department in 1962. Brasher projected three series of population forecasts for the 1962-1985 period, with the middle series assuming the migration rate into Albuquerque over the period would be the same as experienced by the Metropolitan Area during the 1950's, and total Albuquerque SMSA population would reach 685,000 by 1985. This middle series projection was settled upon by the City Planning Department in 1962 for purposes of physical planning of transportation, water works, sewers and other public facilities.

Larry Smith & Company prepared for the Albuquerque City Planning Department in September, 1963, an "Economic Analysis for Development Planning, Albuquerque Central Business District". In this analysis, discussion is made of the Brasher study and the fact that Larry Smith's own projections for successive five-year periods through 1985 varied by less than 4% from Brasher's middle series projection. For this reason, Smith used Brasher's projections as adopted by the City Planning Department in his report.

Wilbur Smith and Associates again reviewed economic and population projections in its "Major Street and Highway Plan, Albuquerque Transportation Study," Volume 1, May, 1965. Wilbur Smith reviewed both the Brasher and Larry Smith studies, and accepted Brasher's high population series of projections for transportation planning purposes (830,000 persons in 1985) in accordance with the following statement on Page 84 of the transportation report.

> "As the Transportation Study is concerned with streets and facilities that must serve the city even beyond the year 1985, the Planning Department chose the highest reasonable population estimate for planning permanent physical public improvements. This assures the public that its facilities will be adequately planned and designed, even in the unlikely event that some facilities are not needed as soon as expected because the city's growth is slower than anticipated".

In reviewing the above statement by Wilbur Smith, our opinion is that although economies may very well exist in the planning of public facilities to design for maximum population growth under the assumption that any facility overcapacity will eventually be needed, a private developer must take a different approach. Premature development of public facilities such as streets, water and sewer systems, and others, by the private developer can result in irretrievable financial losses. Thus the most reasonable, accurate population projections appear necessary for optimum Rio Rancho decision-making.

Upon analyzing the three projections prepared for the City Planning Department, and the underlying assumptions of these population forecasts, it is our opinion that all of them are too optimistic for Rio Rancho planning bases. They place an undue emphasis on recent historical population growth and migration patterns, and have inadequate analysis of employment growth trends. Though increasing numbers of Americans will undoubtedly retire in Albuquerque, the bulk of the City's population will continue to require employment opportunities.

While Albuquerque's importance as New Mexico's financial and trading center seems assured, not reassuring are the area's dependency on Federal Government defense-oriented employment, and the area's small size and geographic isolation relative to Albuquerque manufacturing growth and that of other American cities.

Whereas one projection sees manufacturing employment rising from 8,300 in 1960 to 33,450 in 1985, it is not encouraging to note that the Metropolitan Area's manufacturing employment over the five years since 1960 has remained relatively static, despite the 60-month economic boom of the United States, and Albuquerque's approximate 3% annual employment increase over the five-year period (96,200 to 111,400, 1960 to 1965).[1] Albuquerque's key Federal defense employment, heavily research-oriented, is expected to continue its growth given the present outlook for continued high Federal Defense expenditures. However, the possibility always exists for curtailment or transfer of certain operations, in a similar manner as announced in December, 1965 for Roswell, New Mexico Air Force facilities.

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[1] New Mexico Labor Market Trends, 1960-65, New Mexico Employment, Security Commission.

Because of the uncertainties cited above, and the apparent lack of incisive employment analysis of the three studies, the Edgel projections of the summer of 1965 are considered of greater value in anticipating Albuquerque's population growth and land requirements through 1985. Edgel made an intensive study of the entire State and its relationship to the National economy, projecting employment and population growth on National, State, and local relationships anticipated through the year 2000. For Bernalillo County in 1985, his approximate projections were 225,000 employment and 615,000 population. Intermediate population projections for 1970 and 1980 were 375,400 and 531,500, respectively. Lower than the earlier three population estimates, the Edgel projection was considered most realistic for Rio Rancho planning purposes.

Overall Land Absorption in Metropolitan Area

Critical to Rio Rancho and its interest in profitable land development is the expected distribution of the 300,000 or more, new Albuquerque residents, as well as any redistribution of present Metropolitan population. Whereas countless variables affect population distribution, major influences include existing patterns, land availability, and access improvements. Most dominant are the existing land use growth patterns already established within an urban development. In this day and age of affluence, mobility (automobility) and a large middle-class population, most people can live in a variety of areas. Yet in every city, invariably one side of "town" dominates urban development.

Numerous marketing studies throughout the United States have pursued an understanding of this universal pattern. Factors found to influence this residential land use directional occurrence appear quite similar to those operating in the purchase decisions of a wide variety of goods and services - that of reference group association and security in investment. Within our generally upward mobile population, people frequently seek to emulate and associate with others of so called higher status, as well as their friends. Thus, homebuyers will frequently indicate a preference to locate in areas near or within concentrations of equal or higher status persons. With education of one's children an important goal of the American middle class, this location pattern tends to reinforce itself by promoting the attendance of one's children in the "best" schools and their association with "good" children.

Given the basic buyer motivations of this nature, the fact that many people have similar motivations provides investment safety to the homebuyer, whereby one can expect price appreciation of his home, or at worst, no loss in value. This investment consideration is increasingly important with today's geographical and social mobility increasingly evident. With Albuquerque's population being strongly white collar, middle class oriented, the key land demand variables of status reference and investment security cannot be overlooked in considering development potential of Metropolitan land.

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In Albuquerque a majority of people tend to prefer living in the Northeast sector of the City, with smaller numbers of persons preferring Southeast and North areas. Augumenting and strengthening this dominant Northeast trend have been the Freeway pattern, the large Winrock and Coronado regional shopping areas, and the Albuquerque employment center location along the south edge of the City, extending east. Efforts to entice urbanites to western areas of the City have met with only limited success (Snow Vista, Paradise Hills), and this success came only in peak building times when home demand was greater than supply. Home and land values have generally been modest in western Albuquerque, whereas those of the Northeast have consistently been stronger.

From this observation of Albuquerque land use patterns and the discussion of typical city patterns, it seems reasonable to assume movement of the City's population center to the Northeast should continue, given land availability and present land use determinants. As crudely measured from the 1962 "Land Use Map", Albuquerque Transportation Study, (Wilbur Smith and Company), the topographic barriers east of the City, and the Indian and Military barriers north and south of the City, land availability for urban development east of the Pan American Freeway (I-25) approximates 48 square miles. About 42 square miles of unused land are north of the Coronado Freeway (I-40), and perhaps six (6) square miles south of the highway. Assuming a modest development density of three (3) dwelling units per acre and Albuquerque's 1960 average of 3.6 residents per dwelling, space in the Northeast (and Southeast) exists for about 365,000 persons, or more than the expected Albuquerque population growth of roughly 300,000 persons by 1985.

Certainly not all of the population growth of Albuquerque will locate east of the Pan American Freeway. Indeed the 1985 Land Use Study suggests only 210,000 persons (less than 40% of the Transportation Study projection of 500,000) will be added to the East sectors of the City, and at a lower household density than the 3.0 dwelling units per acre estimated above. The Transportation Study actually anticipates 40% of the growth to occur in West Albuquerque.

However, as with the 830,000 population estimate for 1985, it is our opinion that the population growth in the West may reflect a certain amount of unskillful thinking at the expense of socio-economic analytical reflection as discussed initially in this report section. Certainly, it would be in downtown's and its' respective interests, to have the city's center remain at its present location or revert more to the west. But it is questionable whether the building of additional Rio Grande River bridges and the availability of near-downtown land will offset the social attractions of the established East areas of the City. Land in the West has always been cheaper than in the East. Highway improvements will be made in the East as well as the West. Even the Transportation Study projections see most of the industrial growth occurring northward along the Pan-American Highway and Second Street corridor. While closer to the West than the existing Southeast corridor of employment centers, this 1985 industrial area is east of the River and is readily accessible to the larger Northeast sector of Albuquerque.

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Given the analysis of land availability in the Albuquerque Metropolitan Area, and the limited number of positive forces favorable to extensive urban development west of the Rio Grande River, sound marketing policies for west-located Rio Rancho Estates should not include over-commitment to the mass Albuquerque housing market.// Certainly Rio Rancho should encourage the construction of bridge and highway access to the West and countless other factors helping Western development, but in the immediate ten years or more, sizeable local mass market penetration is not likely west of the Rio Grande.

Specific Local Market Demands - Residential Differentiation

However slim the chances for broad local housing market penetration may appear for Rio Rancho Estates, similarities in housing and virtually any particular product market suggest local possibilities for competently marketed land development. Invariably with the growth of any given market demand, market differentiation occurs wherein several products rather than one product becomes increasingly discernible. Thus, despite the continuing growth trend to the Northeast, as the City grows in size, the different housing likes and dislikes of its many residents will become more and more evident. An increasing number of persons will want something different than a typical subdivision home in Northeast Albuquerque.

Perhaps indicative of this product differentiation interest is the market acceptance of quality homes in areas such as Dietz Farms. Dietz Farms is located in the verdant North Valley lowlands adjacent to a Rio Grande River dyke and west of Rio Grande Boulevard. Several miles north of downtown, it is somewhat isolated from the Northeast population center west of the Pan American Highway. Persons buying Dietz Farm units are undoubtedly attracted by such attractions as lush trees and other vegetation present on the property, rather than a typical Albuquerque attraction of view. Typical developed lots approximate $10,000 per acre in price.

Most relevant to Rio Rancho by reason of its proximity to the subject site is Corrales, a second illustration of housing market differentiation. The expanding Corrales area is located on the east edge of Rio Rancho on the Rio Grande west riverbank. Corrales is an old Spanish-American village dating back to times of the original Spanish settlement of New Mexico. Population of Corrales was about 1,300 persons at the time of the 1960 Census, and is now (1965) estimated at over 2,500 persons. While the exact proportion of Anglo and Spanish elements are unknown,[1] it is apparent that Corrales has attracted increasing numbers of Anglo residents since the initial Anglo entrance less than 10 years ago. After the initial notoriety of Corrales as an artist colony, Corrales has attracted growing numbers of Anglo residents seeking an Old Spanish physical environment and a culture-oriented social environment.

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[1] Sandoval Elementary School (Corrales) data of January 1, 1965 reported an approximate enrollment of 1/3 Spanish-American and 2/3 Anglo.

The strength of the attraction of Corrales is suggested by reports of land values of $4,000 to $5,000 per acre for unimproved land located 1/2 mile off the main Corrales Road, the top-rating for the elementary school in Corrales (Sandoval), and the building of $40,000 and up homes in the area. Given this apparent vitality within the Corrales area and the expected growth of such Albuquerque culture-oriented population groups as scientists, engineers, university professors, sophisticated white-collar administrative workers, and countless others, it seems certain that demand for residential sites in Corrales will accelerate beyond the presently estimated (from school enrollment data) influx of over 100 families per year.

A final specialized housing market group worthwhile noting, is the limited number of persons (found in all communities) who wish to live outside of an urban area, yet within a reasonable travel radius of the urban center. Representatives of a wide number of social groups appear to make-up this "rural-urban" market group. Included are very well-to-do persons, middle-income persons, and relatively poor persons. Whereas many of lower incomes have rural backgrounds and have a strong preference for land, space, and farm-type living; upper-income persons may desire spectacular views, room for outdoor recreational living, privacy, and other preferences rather than farm-type living. Further discussion of the importance of this broad market group appears in the following report section on Rio Rancho local market potential.

Specific Local Market Demands - Rio Rancho Potential

Given the existence of market differentiation within the Albuquerque housing market at this date, and the probability that this differentiation will expand and, of course, differentiate further, it seems logical to investigate the possibility of Rio Rancho potential relative to specific market groups. From the analysis of overall Northeast dominance of the Albuquerque land market and the acknowledged peripheral Northwest location of Rio Rancho Estates, it appears that any substantial local Rio Rancho potential lies with its most attractive land. Following a review of the natural attractions of the land, projections are made for selective land consumer groups which offer the most potential for Rio Rancho development.

Land Attraction: Intensive examination was given to the physical characteristics of Rio Rancho land located east of State Highway 528. This land totals approximately 2,800 acres and extends perhaps seven miles northeast along the west bluff of the Rio Grande River Valley beginning at the Sandoval/Bernalillo County line. The observed characteristics are shown on the two plans of Corrales North and Corrales Heights which appear at the back of the report.

"Site Analysis" pinpoints the sharp topographic features of bluff edges, ridge lines, and drainage channels. These serve as physical limits of design flexibility. "Slope Analysis", indicates three ranges of slopes (grades) of the land useful in designing the land for maximum value development sites. The 0 to 8%

minimum grade area is least expensive to develop. The middle range, 8 to 15%, suggests areas where land slopes are sharp enough to allow obstructed views for a given house located across the street from another of similar height (1-floor). The 15% and over is undecirable relative to development costs, although heavy building costs do not occur until grades are 25% and over.

"Land Characteristics" classifies the land in accordance with approximate residential attractiveness. Bluff with View is rated highest, followed by High Hillside with View, Hillside, High Flatland, and Low Flatland in descending order. To further indicate value, the natural direction of view is marked with arrows. Note however, that one can see in most directions from many locations. Considered most attractive are views of Albuquerque and the Rio Grande River with maximum value land along the Rio Grande River, north of Corrales. On an improved basis, good values might be anticipated for land along the River bluff, and also on the bluff overlooking Albuquerque and behind the established core of Corrales.

Further land value insight can be had from the following table of Metropolitan Albuquerque land value estimates obtained during field investigations.

Rough Price	Unit	Location
City		
$4,500 - 6,000	lot	NE, developed ($5-6,000/acre unimproved)
$2,300 - 3,500	lot	SW, developed ($3-4,000/acre unimproved)
Golf Course		
$7,000 - 8,000	lot	NW, Paradise Hills
$10,000 - 15,000	lot	SE, Four Hills
North Valley		
$10,000	acre	N, south of Simms, improved
$6,000 - 9,000	acre	N, good irrigated land, unimproved
Corrales		
$7,000 - 8,000	acre	Very good unimproved in Valley
$5,000 - 6,000	acre	Unimproved, irrigation
$3,000 - 5,000	acre	Above irrigation ditch

Rough Price	Unit	Location
Bluff		
$5,000 - 8,000	acre	W, College Heights
Rural		
$4,500	"site"	NE, 40 sites near base of Scandia Mtn. tram
$ 600	acre	N, 20-acre unimproved Placitas foothill sites

Evident from this listing are the favorable relationships of the Northeast compared to the Southwest, the North Valley irrigated areas compared to typical mesa (city) areas, and bluff edges compared to mesa interiors. Of specific interest to the bluff areas of the site are the North Valley, Corrales, and Bluff prices. Valley land, of which there is a dwindling supply south of Rio Rancho, varies in price between $5,000 to $9,000 per unimproved agricultural acre with Corrales (valley) values well within this range. Values quoted for the relatively undeveloped bluff area around College Heights run from $5,000 to $8,000, or virtually double values of West mesa lands within the general urban fringe areas.

Noteworthy is the comparability of the Valley land and the Bluff land value range. Although the Bluff range consists of a single estimate of land virtually overlooking Albuquerque, it must be noted that the College Heights area is relatively inaccessible and isolated compared to most residential areas of Albuquerque. This will change when the Montano Bridge is completed; however, the construction date is as yet uncertain. The Rio Rancho bluffareas, while further from the City than the College Heights area, are actually closer to an expanding urban population center, namely Corrales. For this reason, as well as the natural physical attraction of the site and the limited supply of Rio Grande River frontage land in the Albuquerque area, it seems realistic to assume Rio Rancho Bluff minimum values to be in the rough $5,000 to $8,000 per acre range for select groups of buyers.

Market Size: As the precise location and magnitude data of good value homes in greater Albuquerque requires exhaustive observation, certain rules-of-thumb were used to estimate approximate minimum market size in the North Valley area. After discussion of the particular market groups most feasible, estimates of Rio Rancho local sales are projected along with pre-conditions necessary for sales attainment.

Given the approximate land values of $5,000 to $8,000 per acre for choice Bluff land, it can be assumed that residential home and lot value would not fall below $25,000, and might well exceed $37,500, especially for large lot residences.

On Table 1, "Market Projections for Albuquerque, 1965–1985", calculation and assumptions used to estimate the market size of good value homes are shown. In the current year of 1965, estimated minimum market demand for $25,000 to $37,500 homes in Albuquerque is 640 units, with approximately 5% (35) located in the North Valley. By 1985, minimum North Valley demand is estimated at over 125 per year given Metropolitan population growth, increasing market selectivity, and shortage of high-value east Albuquerque land.

Current annual demand of homes valued at over $37,500 in Albuquerque is estimated at 250 units, and should reach 500 units by 1985. North Valley demand is estimated at 40 units in 1965, and should rise to 100 units by 1985 as the upper income market group becomes increasingly interested in the unique and distinct attractions of the North Valley.

It should be noted that these North Valley annual housing demand projections, of 75 homes exceeding $25,000 in 1965 and 225 in 1985, are conservative. With good development promotion of selected areas and increased momentum forthcoming from key growth areas, these projections can very well prove conservative. Indeed, the recent growth of the Corrales area as evaluated from school enrollment data, suggests that Corrales is currently adding over 100 dwelling units per year, with most units probably exceeding $25,000 in value, given the high land costs in Corrales.

As discussed earlier, Corrales is attracting diverse numbers of professional people, university professors and highly skilled workers from Sandia and Kirtland bases. Whereas most newcomers are purchasing unimproved, half-acre minimum size lots, others have settled in small urban-like developments located in and around the town. Not all the newcomers have made the adjustment to this old-town, rural Corrales environment with its attendant problems of water rights and pollution, titles and righs-of-way, limited utility and municipal services. Many have moved back to urban Albuquerque. Further, it seems reasonable to say many persons have shyed away from Corrales purchasing because of the problems mentioned, despite their interest in certain of Corrales' environmental attractions. With proper amenities a number of those persons could be attracted to the Corrales-Rio Rancho area.

From this analysis of market size which noted a minimum North Valley market demand of homes valued at over $25,000 at 75 units per year, an actual demand of 100 units per year in the Corrales area within the North Valley, plus an indication of additional households unable to find suitable accommodations within the Corrales area, reasonable Rio Rancho potential for local market penetration and profitability can be logically projected.

Table

MARKET PROJECTIONS FOR ALBUQUERQUE 1965 - 1985

Home Value $25,000 - $37,500

Household Income $10,000 - $15,500 =	12,700 families (1964)	
Minimum Demand @ 2%	255 (1965)	510 (1985)
Population Growth @ 3%	385 (1965)	770 (1985)
Expected Demand for homes or apt. equivalent (annual) =	640 (1965)	1,280 (1985)

Assumptions:

1. Rule-of-thumb that home value equal 2 1/2 times annual household income. Income data from Sales Management Magazine.

2. Consultant general observation that when employment remains level within an urban area, and overbuilding and underbuilding is not extreme, new dwelling unit demand will not fall below 2% of total existing dwelling units within the urban area.

3. Albuquerque population will double in 20 years in accordance with Edgel population projections such that the annual growth rate will fall between 3.0 and 3.5%. The demand figures represent averages for the period, although in respective years demand may be over or under the average figure.

4. Effects of income growth of families over the years is considered included with Assumption 2, above.

Type and Location $25,000 - $37,000	1965	1975	1985
Multiple-family	10%	12%	15%
Single-family			
Northeast & East	80	70	60
North inc. Corrales	5	8	10
Misc. inc. West	5	10	15
	100%	100%	100%

Assumptions:

1. General trend of upper-middle class location in Northeast and East will continue. Industry location along I-25 corridor to the north will stimulate Northeast as well as general North Valley areas. During the 1950's, approximately 3/4 of new population settled in East Heights, and about 10% in North Valley according to Census Data.

2. West growth will come slowly with access improvements. Paradise Hills will absorb some if reputation not tarnished further. General social disadvantages will remain.

3. Probably at least one private country club will develop in North Valley area pulling demand into area.

4. Albuquerque will remain a single-family house-oriented city until population exceeds 500,000 or more.

Home Value $37,500 plus

Household Income - $15,000 + =	4,900 families	
Minimum Demand @ 2% =	100 (1965)	200 (1985)
Population Growth @ 3% =	150 (1965)	300 (1985)
Expected demand for homes or apt. equivalent (annual) =	250 (1965)	500 (1985)

Assumptions: (See $25,000 - $37,500 housing assumptions)

Type and Location $37,500	1965	1975	1985
Multiple-family	5%	10%	15%
Single-family			
Northeast and East	75	70	60
North incl. Corrales	15	15	20
Misc. incl. West	5	5	5
	100%	100%	100%

Assumptions:

1. Slightly less emphasis for Northeast and East location and slightly greater multiple-family preferences are seen for households on the top of the income stream compared to those with less income.

2. More "country living" preference is expected of this group with Valley lowland preference noticeable. Flexibility of location for individuals and limited amount of Valley lowland south of Corrales will enhance value of bluff and valley areas north of Alameda bridge.

3. Evolution of a few excellent (academic) schools, and fitting social facilities will occur over the years, further increasing North Valley attractions.

Market Group Projections: Presented below are estimates of Rio Rancho local market potential. Because of the uniqueness of the bluff area and the general Corrales area, actual sales could vary by 25% or so from these average figure estimates.

1. Corrales North

Area north of Corrales settlement and east of Highway 528, and extending to the north border of the Rio Rancho property. Includes Rio Grande River frontage area.

			Accumulative	
		Annual	Period	Total
Projection:	Year 1	= 25 lots	25	25
	Year 2 - 4	= 12 lots	36	61
	Year 5 - 10	= 15 lots	90	151
	Year 11 - 15	= 18 lots	90	241
	Year 16 - 20	= 22 lots	110	351

Characteristics: Large lots throughout approximate 1,300-acre area with 2-acre minimum lots north of Baranca Arroyo for horses, with 2-acre or less lots south of the Arroyo without horses; graveled roads; individual wells and septic systems; underground utilities; bridle paths serving area including easement along river frontage; quality community club facility to be built upon sales of 100 lots; total lots to include at least 30 three-acre minimum size, river frontage lots.

Environment: High status, rusticity, maximum of view sites, square footage and architectural covenants, principal access route through Corrales (publicity) with auxiliary routes via Highway 528.

Values:	No.	Type	Size	Price (±)
	30	River Bluff Edge	3-acres	$12,000 - $15,000
	35	Non-river Bluff Edge	1-3 acres	$ 6,000 - $12,000
	150	Hillside with good view near edge	1-3 acres	$ 4,000 - 1st acre $ 3,000 - 2nd acre $ 2,000 - per additional acre
	185	Hillside & Flatland	1-3 acres	$ 2,500 - $3,500 - 1st acre $ 2,000 - per additional acre
	400	Total lots		
Average Size and Value			2.7 acres	$ 8,000

2. Corrales Heights

Area south of Montoya Arroyo and east of Highway 528, and extending to south border of the Rio Rancho on the Bernalillo/Sandoval County line. Includes bluff area overlooking Corrales.

			Accumulative	
		Annual	Period	Total
Projection:	Year 1	= 40 lots	40	40
	Year 2 - 4	= 25 lots	75	115
	Year 5 - 7	= 30 lots	90	205
	Year 8 - 10	= 35 lots	105	310
	Year 11-13	= 40 lots	120	430
	Year 14-16	= 50 lots	150	580
	Year 17-20	= 60 lots	240	820

Characteristics: Lots 1/3 to 1/2 acre or equivalent throughout approximate 600-acre area wherein houses are arranged in cluster and park patterns, staggered elevation; village center orientation to promote neighborhood sociability, and community reference and activity - swimming pool and community club to be built after 50 units at a ratio of one club per 300 units, and a "cultural" community center after 200 units for the 600-acre village area; water utility service; individual septic sewerage; underground utilities.

Environment: Professional, upper-middle class status; architectural control with 2 or 3 physical environments forthcoming pending market receptivity and "village" identity points; principal access routes through Corrales with auxiliary routes via Highway 528; roads paved; design cluster with cul-de-sac prominence with interior parks.

Values:	No.	Type	Size	Price(±)
	200	Bluff with view	1/3-acre	$6,000
	160	Hillside with view and/or interior park	1/3-acre	$5,000
	200	Flatland with interior park	1/3-acre	$4,100
	260	Flatland without interior park	1/3-acre	$3,900
	820	Total lots		
Average Size and Value			± 9,000 sq.ft. (actual) .6 acres (Including parks)	$4,700

Development Profitability

Given the Albuquerque residential demand indicated for Rio Rancho bluff land along the Rio Grande Valley, a logical step in analysis is the determination of profitability potential of this local demand. Present value (PV) profit projections are made for Corrales North (undeveloped large-lot, one-acre minimum) and Corrales Heights (partially developed urban-like lots). An estimate of current Rio Rancho land sales profitability is also projected to provide comparative insight of profit opportunities available with the local markets as contrasted to national markets. Costs, prices, and the 8% discount factor used in these calculations are estimates either from Rio Rancho personnel or by the Consultant.

Development Profitability - Corrales North

Following from the 20-year projections prepared, an estimated 351 one- to three-acre, undeveloped lots are expected to be sold at an average value of about $8,000 per average site. (The remaining 49 sites are assumed sold in the normal Rio Rancho fashion at the end of development.) Estimated net acreage per site is 2.7 acres based upon schematic site design. Addition of about 25% extra land for drainage, open-space, road, and other non-residential land suggests a gross acreage of 3.3 acres per site (1,330 acres total in Corrales North). Improvement costs are estimated at $200 per site for graveled roads, surveying, minimum drainage structures, etc. Land cost is $400 per acre, or $1,260 per site on a gross basis (1,260 acres excluding 70-acre river park). Selling costs are assumed 10%. Special costs are shown during years of occurrence.

Revenue Projection:

Income	$8,000 per site	
Costs	1,260	- Land
	200	- Improvements
	800	- Sales cost @ 10%
	$2,260	- say $2,300
Net Income	$5,700 per site less additional community costs	

Profitability Projection:

Year (Period)	1	2-4	5-10	11-15	16-20
Lots Sold (Period) @ $5,700 net	25	36	90	90	110
Accum. Sold	25	61	151	241	351

	1	2-4	5-10	11-15	16-20
Net Revenue Per Year (Period)	$145,000	$205,000	$515,000	$515,000	$615,000
PV year (Ave. for period)	1	3	8	13	18
PV Factor @ 8%	.926	.794	.540	.368	.250
PV Net Revenue (Year 0)	$134,000	$163,000	$278,000	$190,000	$154,000
Total PV Net Revenue	$919,000				

Less: Additional Costs			PV Factor @ 8%		PV Cost
Year 0	Initial Promotion -	$20,000 x	1.000	=	$ 20,000
	Initial Land (50 acres) -	$20,000 x	1.000	=	$ 20,000
Year 1	Community Stables -	$20,000 x	.926	=	$ 18,500
Year 5	Community Club -	$125,000 x	.681	=	$ 85,000
Year 20	Initial Land (Credit) -	($20,000)x	.215	=	$ (4,300)
	Total PV Additional Costs				$139,200

Total PV Net Revenue	$919,000
Less PV Additional Costs	$139,200
Total PV Profit	$779,800

Total Corrales North Acres	1,330 acres	
Less:	70	- river park
	135	- unsold 49 lots @ 2.7 ac./lot
Total	1,125 acres	

Profit PV per acre = $779,800 ÷ 1,125 acres = $700 per acre.

Revenues and special costs are itemized above and reduced to constant (present) value dollars through use of an 8% discount factor to provide for a constant dollar

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profit estimate. The use of present value dollars removes the misleading element of time in comparing development profitability. Cash of $1 could be earning interest for you today, whereas $1 received 15 years from today would not earn interest until received and thus can not be assumed to be worth as much to you as the $1 you presently have. Thus, the 8% money rate was used under the assumption that money would either cost or could be securely invested by Rio Rancho at an 8% yield over future years. Average year approximations of dates of revenue and expenditure flows were assumed adequate for rough profitability estimates. Net profit per acre in constant dollars approximates $700 for Corrales North.

Development Profitability - Corrales Heights

Projections were made for 20 years assuming an estimated 820 lots would be sold. Should delay occur in Corrales Heights startup it is also assumed that the development would continue into the future even after the balance of Rio Rancho's land had been sold in undeveloped fashion. Average site value was estimated at $4,700 per lot. Equivalent site size is about .6 acres, with actual sites less in size (±9,000 sq. ft.) to allow for streets, parks, etc. Improvement costs include a community club for each 300 dwelling units, and a community cultural center for the entire village.

Revenue Projection:

Income	$4,700 per site	
Costs	240	- Land (.6 acres @ $00 per acre)
	400	- Utilities, water (2 times Rio Rancho 80' lots)
	250	- Interior irrigated parks @ $7,500 per ± one-acre park
	450	- Paved road, surveying, drainage improvements, etc.
	470	- Sales cost @ 10%
	$1,810	- say $1,800 per site
Net Income -	$2,900	- per site less additional community costs

Profitability Projection:

Year (period)	1	2-4	5-7	8-10	11-13	14-16	17-20
Lots Sold (period) @ $2900 net	40	75	90	105	120	150	240
Accum. Sold	40	115	205	310	430	580	820

	1	2-4	5-7	8-10	11-13	14-16	17-20
Net Revenue Per Year (Period)	$116,000	218,000	261,000	305,000	348,000	435,000	696,000
PV Year (Ave. for period)	1	3	6	9	12	15	19
PV Factor @ 8%	.926	.794	.630	.500	.397	.315	.232
PV Revenue (Yr. 0)	$107,500	173,000	164,000	152,500	138,000	137,000	161,500

Total PV Net Revenue $1,033,500

Less: Additional Costs		PV Factor @ 8%		PV Cost
Year 0	Initial Promotion	$20,000 x 1.000	=	$20,000
	Initial Land (50 acres)	20,000 x 1.000	=	$20,000
Year 2	Community Club	100,000 x .857	=	$85,700
Year 7	Community Center	100,000 x .583	=	$58,300
Year 10	Community Club	100,000 x .463	=	$46,300
Year 17	Community Club	100,000 x .270	=	$27,000
Year 20	Initial Land (credit)	(20,000)x .215	=	$(4,300)
	Total PV Additional Costs			$253,000

Total PV Net Revenue	$1,033,500
Less PV Additional Costs	253,000
Total PV Profit	$ 780,500

Total Corrales Heights acres 603 acres

Less:
26 - Multiple Family area
10 - Elementary School
10 - Commercial area
40 - High School

Total 517 acres

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Profit (PV) per acre = $780,500 ÷ 517 acres = $1,510 per acre

Revenues, direct costs, and special costs are itemized above and reduced to present value dollars through use of an 8% discount factor as in the Corrales North profit estimates. Net profit per acre in constant dollars approximates $1,500 per acre for Corrales Heights. High school land costs are assumed allocated over all 55,000 acres of development; multiple-family and commercial land costs would be directly chargeable to these respective future developments.

This profitability estimate is believed conservative, and could readily be increased by $300 to $400 per acre by having a proposed neighborhood recreation district or homes association amortize certain of the community recreation improvements, as well as maintain the park and recreation improvements. This is commonly done in quality suburban developments. Note that the community clubs may be reduced to two from three, pending actual usage of facilities.

The profits from the possible 26 acres of multiple family area shown on the Corrales Heights plan are not included and could be substantial in the future. Also, additional income should be forthcoming from commercial development sometime during the development period. The urban-like population density of Corrales Heights will support commercial facilities whereas the low-density Corrales North development will not by itself.

Development Profitability - Rio Rancho Estates

Profitability of the present land sales program was estimated from available American Realty and Petroleum Corporation Annual Report 1964 and 1965 data, Rio Rancho personnel, and Consultant estimates. Lot sales were projected at the current rate under Rio Rancho's new 1966 price schedule of $2,495 per one-acre lot and $1,495 per half-acre lot. Residential sales and profit pattern were assumed representative of all land sales.

1. Profit and Loss Statement, year ending April 30, 1965

Lot Sales	$4,628,000	100%
Cost of Lots	$ 602,759	13%
	$4,025,000	87%
Selling Expenses	$1,487,000	31%
	$2,538,000	56%
Cancellation Provision	$1,144,000	25%
Profit Before Taxes	$1,394,000	31%

2. **Profit and Loss Statement,** years ending April 30, 1966, 1967, and thereafter

	1966	1967 and future year
Lot Sales	$6,000,000	$7,000,000
Cost of Lots	760,000	910,000
	$5,240,000	$6,090,000
Selling Expenses	1,860,000	2,170,000
	$3,380,000	$4,020,000
Cancellation Provision	1,500,000	1,750,000
Profit Before Tax	$1,880,000	$2,270,000

3. **Estimated Land Sold Annually,** including streets, commercial and industrial.

Land Sold: $6,000,000 - lot sales

$2,700,000 - less: cancellation provision + sales and lot costs (gross sales of figure)

$3,300,000 Actual land sold

Estimated average price per acre = $1,700

Land Sold: $3,300,000 ÷ $1,700 = 1,940, say 2,000 acres per year

4. **Estimated Sellout Period**

Total Land (acres)	55,000
Sold (April 30, 1966)	18,000 (estimated)
East of Highway 528	2,800 (estimated)
Land to be sold	34,200 (37,000 including east of Highway 528)

Sellout Period - 34,200 ÷ 2,000/year = 17.1 + residual east of 528

18 - 19 years for completion

5. Estimated Land Inventory - April 30, 1966

Purchased land as of April 30, 1965	19,000 acres
Plus: October 1, 1965 pickup - $800,00	4,000
Purchased land as of April 30, 1966	23,000 acres
Less: Sold by April 30, 1966	18,000
Inventory, April 30, 1966	5,000 acres
Inventory Investment	$1,000,000 @ $200/acre

6. Estimated Land Investment Period

Total land	55,000 acres
Purchased April 30, 1966	23,000
To-be-purchased	32,000
@ $200/acre	29,200 (4,000 acres per year = 7 1/2 yrs.)
@ $400/acre	2,800 (2,000 acres per year = 1 1/2 yrs.)
Purchase Period	9 years

7. Profitability

Investment period -	9 years @ $800,000 per year
Sellout period -	19 years
Discount rate -	8%

Annual income before taxes and land charge-off:

Gross Profit before taxes =	$2,270,000
Plus: Land cost (investment recapture of land already purchased)	400,000
	$2,670,000 (2,000 acres)

Total Profit @ 8% over 19 year period (37,000 acres)

Income (PV)			PV Factor @ 8%		
Years 1-18 (36,000 acres)	$2,670,000	x	9.74	=	$26,000,000
Year 19 (1,000 acres)	1,335,000	x	.23	=	310,000
					$26,310,000

Investment or cost (PV) - 37,000 acres					
Year 0 (Inventory)	$1,000,000	x	1.00	=	$ 1,000,000
Year 1-9 (Purchase)	800,000	x	6.25	=	$ 5,000,000
					($ 6,000,000)

Total Profit (PV) $20,310,000

Profit (PV) per acre = ($20,310,000 ÷ 37,000) = $550/acre

Total Profit - Excluding 1,725 acres east of 528 (Corrales Heights and Corrales North)

Income (PV)			PV Factor @ 8%		
Years 1-17 (34,000)	$2,670,000	x	9.48	=	$25,300,000
Year 18 (1,275)	1,700,000	x	.25	=	426,000
					$25,726,000

Investment or cost (PV)	($ 6,000,000)
Less: Land cost of 1,725 ac. x $400/ac. = $690,000 $690,000 x .46 (year 9 PV Factor assuming this land would be purchased last)	$ 318,000
Total investment (PV)	($ 5,684,000)

Total Profit (PV) $20,042,000

Profit PV per acre = ($20,042,000 ÷ 35,275) = $570/acre

Assuming a constant rate of sales at 2,000 acres per year at a typical price of $2,495 per one-acre lot, and assuming an 8% discount rate of money, the net profit value per acre of Rio Rancho Estates approximates $550/acre in present value (PV) dollars before income taxes. Estimated land pickup period is 9 years under the contractual provision of $800,000 minimum pickup per year. Peak inventory will occur in the 9th year at around $3,600,000. Total sales period will approximate 19 years assuming all land is sold in the 19th year without cancelations.

Summary of Profitability

National Land Sales

Rio Rancho Estates (large lot)	$ 550/acre	19 years	37,000 acres
	570/acre	18 years	35,275 acres

Local Land Sales

Corrales North (large lot)	$ 700/acre	20 years	1,125 acres
Corrales Heights (small lot)	$1,500/acre	20 years	600 acres

The projected profitability and programming of these land sales and development alternatives, summarized above, must be accepted as estimates only. However, it is our opinion that they are reasonable in the light of current Rio Rancho land sales experience and our analysis of the local Albuquerque market demands. Further discussion of the national land sales operation appears in the following report section.

ALTERNATIVE FOR IMPROVED PROFITABILITY - NATIONAL

ALTERNATIVES FOR IMPROVED PROFITABILITY - NATIONAL

The preceding discussion of local development profitability and current national land sales operations provided insight into the relative difference in profit opportunity from market penetration of different market groups, each of which has differing sets of consumer needs. Given Rio Rancho's interest in maximizing profit realization through its operations, present and new market opportunities are discussed on the following pages for Rio Rancho management consideration.

Outlook for Land Sales Operation:

The profitability projection of the current national land sales program of Rio Rancho assumed land acreage sold in a typical year would approximate 2,000 acres per year with "total sellout" possible in 19 years, say between 18 to 20 years. "Total sellout" is defined as the sale of all lots at least once (excludes cancellations after last lot sale). This 2,000-acre per year assumption was largely predicated on sales of residential, commercial, and industrial land continuing at a rate consistent with Rio Rancho operations in the fall of 1965, with allowances for some sales gains and public space dedication (streets, parks, etc.).

Recent reports by Rio Rancho personnel indicate that the rate of land sales has increased at this date of report writing (April, 1966). Given this sales improvement and its continuation and/or further improvement, quite obviously "total sellout" time would be less than 18 - 20 years. This reduced time period would enhance the profitability of the land sales operation by reducing the amount of annual 8% interest charges applicable to future sales. Thus, the present value profit per acre would rise from the estimated $550 to $565 per acre earlier projected.

However, the converse of lower profitability could also happen given a slackening of sales rate brought about by changes in the national economy, new competition, restrictive governmental legislation, new scandals and resulting unfavorable publicity, and/or other sundry environmental characteristics. At this point in time, except for the unknown of possible Congressional legislation (which may or may not prove dysfunctional to Rio Rancho operations), the possibilities of a slide in Rio Rancho's sales rate appear remote. Thus, the time period of 18 to 20 years for a "total sellout" appears reasonable for planning purposes. Still, the possibility of negative happenings affecting sales levels should not be forgotten in planning for future years of operation.

Given this perspective, prudent planning suggests consideration of factors which could effect Rio Rancho land sales operations. These factors would include government regulation, resident dissatisfactions, and new market opportunity.

Government Regulation:

Reports of the Special Committee on Aging, United States Senate, 1964, and other published material were reviewed during the course of this planning study. The Subcommittee of Frauds and Misrepresentations Affecting the Elderly (in its summary of January 31, 1965) recommended the "registration of the sales of land in a subdivision with the Securities and Exchange Commission whenever the mails or instrumentalities of interstate commerce are used to sell the land or, in appropriate cases, to offer or advertise the land".

Whether this recommendation will be acted upon in milder or more extreme form, can only be guessed at this date. However, it appears unlikely that legislation that is passed would unduly upset present Rio Rancho operations as explained to us by Rio Rancho personnel. Rio Rancho has already qualified a portion of its landholdings for sale in the State of California (Unit 16 - 1,319 acres divided into 1,985 lots). California has experienced several land sales scandals in the past and has since established more stringent regulations governing sales of subdivided lands (located in or out of California) to persons within California.

Key California regulations preclude the subdivider from subsequently encumbering property sold without the written consent of the buyer, and provide the buyer with the right to cancel and rescind his contract if the subdivider has not installed promised improvements (or deposited the necessary cash with a trustee for the improvements) within 18 months of the date of sales contract. To date Rio Rancho Estates has met these qualifications, and should be able to do so in the future.

Future legislation by the Congress and other states will probably not exceed these regulations in stringency, in our opinion, such that new legislation should not prove too restrictive for continued Rio Rancho operation. Of further encouragement are indications from Subcommittee hearing records and conversations between Subcommittee staff and the Consultant, that recognition exists that many persons buy land without serious intention of eventual migration to the area, yet gain much satisfaction from mere ownership of the land itself. This recognition is shared by Rio Rancho personnel and has been their experience to date in New Mexico and past Florida land developments. Further discussion of this fact or of ownership appears later in this report.

Thus, while increased land sales industry legislation will probably be forthcoming, no sustaining adverse effect is expected relative to Rio Rancho's present mode of operation. Any slump in sales during times of publicity about legislation should be temporary and made up afterwards when "government approved", or the like, becomes a selling tool.

Resident Dissatisfactions:

As reviewed early in the report, Rio Rancho's operating policies are directed to its handful of new home owners who are performing pioneer roles in the establishment of the community of Rio Rancho Estates. Extra care is being given to the keeping of these people involved with the development and satisfied with their choice of residence.

Aside from the natural reason for this operating policy, of wanting people who have purchased Rio Rancho's product to be satisfied with their purchase, continuation of this operating policy entails economic rationale. Presentation (to would-be-buyers) of an active and contented Rio Rancho Estates community is an important sales tool. And as long as the percentage of land buyers who become residents remains minuscule, this operating policy should return indirect profits to the Company.

The history of the land sales industry to date does suggest that this percentage of actual settlers will remain small. Personnel of Rio Rancho reported that American Realty and Petroleum operations in Florida show this pattern. Of 10,000 acres divided into 18,000 lots and sold about six years ago, only about 300 residences have been constructed. Another Florida sales operation of about 1,400 acres reports only 60 homes in existence after 20 years of operation.

However, encouraging as this historical pattern may appear relative to eventual development costs to Rio Rancho, several factors require consideration:

1. The growing trends of mobility and affluence can be expected to result in greater numbers of people moving to warmer climates and new environments upon retirement from work. Medicare is especially suspected as likely to promote this mobility, in that it represents (at least partial) of a long-standing insecurity of older persons of having to live frugally because of worry about future health expenses. The absence of this restraint could very well stimulate older persons to more aggressive modes of living, including changing regions of residence.

2. Most of the land sales industry is still young in years of existence. Given Rio Rancho's projected "total sellout" period of 18 to 20 years, plus its "urban" location as contrasted to more remote sales developments, it does not seem unreasonable to suspect high percentages of land buyers becoming home owners in the distant future. The typical buyer of today will be retired or much closer to retirement in 10 or 15 years than he is at this time.

3. Even application of the land sales industry's rule-of-thumb, that at least 95% of the buyers never settle on their land or migrate on after a short-residence, has implications for 55,000-acre Rio Rancho Estates. If it is assumed two half-acre lots are sold for each one-acre lot, application of the 95% guide-line suggests that of about a total of 80,000 Rio Rancho land buyers, perhaps 4,000 families might eventually settle

in Rio Rancho Estates, if not more, given factors cited in 1. and 2. Not only will this settlement incur subdivision development expenses, but it could very well involve substantial "coddling" expenses, which may well increase on a per resident basis as the pioneering attractions of the community become less satisfying to the residents.//

Given these factors, that may or may not alter recent settlement patterns within the industry and Rio Rancho, it is appropriate that planning consideration should be given to future operating policies as the population of Rio Rancho Estates expands. Not only will these policies be influenced by mere numbers of residents, but perhaps even more influence will be brought to the forefront from dissatisfactions likely to arise from residents over the years.

Our reasoning concerning the likelihood of forthcoming residential 'Estate' dissatisfaction stems from our awareness of many sociological studies and our own range of professional experience with large lot subdivision developments. To explain our concern, it is simplest to begin with the hypothesis: Residential satisfaction to a large degree is a function of the daily living satisfactions of the individual residents. In Rio Rancho's case this hypothesis would fit as follows:

1. Initial home building and settlement by the out-of-state buyer in a new region, new development, and new home, leads typically to a high degree of human satisfaction (personal) feelings of accomplishment, pioneer satisfaction).

2. After initial settlement, residents must seek interactions and activities for satisfactions - weekly grass cutting and daily television watching, for examples, will not suffice. Residents must seek other persons who share common interests. This will be especially critical to retired and semi-retired persons from out-of-state and who will probably constitute Rio Rancho's primary residential population.

3. However, country and large-lot living with its low density of population does not promote the desirable social interactions and activities, many of which occur by chance. Additionally, large lot yard maintenance detracts from time available for persons to seek these interactions. To illustrate the importance of interaction and activity, one might notice the average-income urbanites in any area who move out-of-the-city for "peaceful living" and other reasons, and also notice the high percentage of these former urbanites who return to the city within a few years, thoroughly disenchanted.

4. Although this generalized logic hardly applies to everyone, it is suspected it will apply in differing degrees to many, if not most, of the incoming residents to the "Estates," such that new residents will become increasingly unhappy with their mode of living.

The impacts of these likely dissatisfactions on Rio Rancho Estates are several. Certainly publicity about resident dissatisfaction could seriously disrupt national land sales programs, as well as perhaps stir up future government regulation interest. With these considerations a possibility, very likely Rio Rancho would devote extra time, effort, and money to alleviate resident dissatisfactions. This could range from extra social activities to the maintenance of a resale market on used homes. Given the projected 18 to 20-year time period required for "total sellout" of the 55,000-acre tract, any serious dissatisfaction problems in the short-term could result in extensive long-term operating expenses.

While this picture of dissatisfaction causes and dissatisfaction consequences may appear unduly pessimistic, and may in fact, be unwarranted, it has been discussed to furnish perspective of what could happen over the long-term, such that company planning decisions can be made with a maximum awareness of alternatives and consequences. Moreover, it is our opinion, that dissatisfaction as described above need not result in an overwhelming problem, but actually represent a marketing opportunity that could prove increasingly attractive in the years ahead.

New Profit Opportunity: The Village

Given the effects possible from social and physical isolation of Rio Rancho Estates residents (to both the involved residents as well as to the Company's profitability and investment recapture), it seems logical to consider alternative land development policies that might reduce the likelihood of these undesirable consequences. Most ideal would be alternative development that would accomplish the objectives above, and also enhance the profitability of overall Rio Rancho operations. It is with this perspective in mind, that the development of high-density villages should be considered in future Rio Rancho operations:

> In brief, these villages would include a mixture of apartments, townhouses, and single-family homes built on small lots. Central to these villages would be a core area of commercial, public, and recreational activity facilities which would provide an environment facilitating desirable social interaction of the village residents. Thus, shopping facilities, meeting halls, certain indoor and outdoor recreation facilities, health facilities, and other service facilities would be located in a viable central concentration.
>
> Grouped around this core area would be apartments and townhouse (condominium) units. Each of these units would be located within a three-block walking distance to the activity core area. Encircling the core and multiple-family unit areas would be single-family home neighborhood areas. Homes would be built on small lots, which would be large enough to provide desired yard area and individual privacy. Both the apartment and house areas would have small "local" swimming pool and other service facilities. The prime purpose of these

would be to facilitate individual activity and social interaction, as with the central core.

Linking the housing areas with each other and the central and local activity cores would be open space park strips as well as a functional street pattern. These park areas as well as the non-commercial recreation facilities could be maintained by a village association of residents. This association could function in various ways; indeed, it could function and/or become a governmental unit. Each village would be linked by arterial streets yet remain distinct by open space belts encircling each village. Thus, each village of approximately 2,500 households would retain its own identity, yet be large enough to support its own common facilities. Large facilities such as an 18-hole regulation golf course and utility water and sewer systems would be located to serve several villages depending upon the facilities required support populations.

The physical size of each village would vary between 600 to 800 acres depending upon topographic limitations and proportionate market demand for single-family and multiple-family dwelling units. Using a rule-of-thumb of 15 to 20 sq. ft. of commercial floor space (convenience shopping) normally generated per household, the 2,500 household size of each village was felt logical for a viable commercial core. Criteria for swimming pool/club facilities recommended are 250 multiple-family units per facility and 500 single-family units per facility. Approximate density of multiple-family units considered reasonable was 10 units per net acre with individual lots between 4 to 5 units per net acre. Irrigated parks and natural open space, plus commercial, recreation facility, and streets would constitute the balance of the 600 to 800-acre villages.

Schematic plans of these villages are shown on the "Master Plan" and "Corrales Heights" plans which accompany this report. Shown on the "Master Plan" are general locations of several villages west of Highway 528 with principal arterial streets which would interconnect the district villages. Also illustrated is a typical village with its center core of commercial and recreation use, its inside ring of apartments, its outside ring of single-family homes, and the open space encirclement of the village.

A more detailed plan of a proposed village appears in the exhibit "Corrales Heights" wherein a 700-acre high-density village has been placed. Theoretical placement of the respective components of the village was modified to capitalize on the bluff (view) assets of this specific village site. Thus, apartments are placed close to the bluff edges to provide a maximum of amenities for the highest density housing. Individual house lots are placed around the apartment area in semi-circle fashion consistent with the village concept as discussed above. Amenity convenience (in this case, view) is assumed less important for most lot owners than for townhouse and/or apartment renters.

Land use composition of this village is as follows:

300 acres - single-family homes
100 acres - multiple-family
10 acres - town center (commercial and central recreation)
55 acres - community clubs and irrigated park areas
136 acres - natural open space park
16 acres - buffer park
36 acres - par-3 golf course

648 acres - Total "typical" village

40 acres - additional natural open space park (high school is special case for this village)

700 acres - Grand Total "typical" village

Under this plan, public maintenance of approximately 55 irrigated park acres plus the par-3 golf course (36 acres) would be required. The par-3 golf course was included to illustrate a central amenity that would provide a necessary open space attraction for the village and serve persons in and out of the village. Although actual use would have to be evaluated, it is projected that one par-3 course could serve two villages, Rio Rancho Estates, and other Corrales area residents.

The natural open space areas of 136 and 16 acres would require little, if any, maintenance. The buffer "park" consists of a 100-foot strip placed along Highway 528 to separate the village from the noise and traffic of the main highway. Normally the natural park would more evenly circle the typical village; however, the open space natural park (50 acres) south of the village and included in Corrales Heights and the 40-acre high school site provide adequate village separation.[1]

Not only is this flexible high-density village more suited to the everyday living needs of the typical incoming resident to Rio Rancho Estates expected over the years, but the "Estates" village adapts readily to a typical urban residential community. Should in fact, Albuquerque suddenly resume its explosive growth rate of the 1950's which would require extensive new subdivision growth, or should Rio Rancho prove successful in attracting substantial industrial development, generating at least several hundred or a thousand or more average-wage jobs, demand for suburban homes within Rio Rancho Estates could be expected. Addition of necessary school facilities

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[1] Development of a high school in this location is dependent upon Bernalillo School District's interest in the site and future district high school needs. The new West Mesa High School, several miles south of Rio Rancho and to be completed this year, virtually precludes short-term high school development unless unforeseen Northwest Albuquerque population growth occurs.

(in park areas or by replacement of single-family sites) could be made easily, along with other nominal adjustments, such that the high-density village would attract a certain percentage of area employees.

Cost estimates were not prepared for this typical village, given the general scope of this master planning report. Such details as utility system efficiencies, range of central recreation activities, etc., would require additional planning time. However, it is our opinion that profitability of village development would be at least at the Corrales Heights level of about $1,500 per acre in present value money. Moreover, appreciable profits would accrue through the trading (commissions and other charges) of "Estates" residents to a village residence. Not unrealistic, is the possibility of renting existing Rio Ranco Estates large-lot homes to newcomers for six months or so, and then giving them a choice of building on a large "Estates" lot or in the village. Our expectancy would be that most would choose the village alternative.

Thus, it is recommended that careful consideration be given to the village concept in Rio Rancho Estates planning. Given the everyday living needs of prospective Rio Rancho residents, and the efficacy and economy of meeting these needs through dwelling unit concentration and open land concentration, it is believed that maximum profit realization could very well accrue over the long-run to Rio Rancho through an appropriate shift of its market and product strategy toward this market opportunity. Further comments on profit strategy will be found in the next and concluding report section.

PROFITABILITY STRATEGY

PROFITABILITY STRATEGY

To complete this master planning study, development strategy recommendations are discussed for the profit alternatives analyzed over the preceding pages, and for the general Rio Rancho Estates program as it relates to this study. Alternatives discussed are Corrales North, Corrales Heights, and Rio Rancho Estates. Preceding these recommendations is a general summary of the central findings of our planning investigation from which our development conclusions are based.

General Findings

1. Under present and foreseeable market conditions of the land sales industry, the remaining 37,000 acres of Rio Rancho Estates' northwest Albuquerque landholdings will be sold at a rate of about 2,000 acres per year with total sellout to the national market reached around 1985. Assuming money cost to Rio Rancho is 8% annually, profit per acre in terms of 1966 dollars should approximate $550 per acre.

2. Despite the expected doubling of Albuquerque's population over the next 20 years to over 600,000 residents, ample undeveloped suburban land exists more proximate to the City and its desirable parts than Rio Rancho's land, such that only small and selective local market penetration by Rio Rancho is likely over the 20-year period from 1966 to 1985.

3. Two selective market groups could be attracted in profitable numbers to Rio Rancho's choice land areas along the bluff overlooking the Rio Grande River and the Town of Corrales. Capture of this distinct market demand should require only modest capital investment and marketing policy changes, well within Rio Rancho's strategic competence of marketing.

4. Minimal investment and operating policy changes would be required for Corrales North, a 1,300-acre area north of Corrales, east of Highway 528 and bordering the Rio Grande River. This development should penetrate the local market for scenic, out-of-town and large lots. The estimated sales of 1,125 acres over the 1966-1985 period in one to three-acre, unimproved parcels should return, in 1966 dollars discounted at an 8% annual rate, profit of $700 per acre.

5. Nominal investment and operating policy changes would be required for Corrales Heights, a 600-acre area west of Corrales, east of Highway 528 and bordering the Bernallilo/Sandoval County line. This development should meet the needs of the local market of professionals, intelligentsia, and others interested in a Corrales environment modified by the best of conventional suburban features. The estimated sale of 517 acres in lots

of a gross acreage of 0.6 acres over the 1966-1985 period should return, in 1966 dollars discounted at an 8% annual rate, a profit of $1,510 per acre.

6. Given the perspective of favorable local market profit alternatives, the long-term nature of Rio Rancho Estates land sales program, and the possibilities of changes in the operating environment of present-day Rio Rancho Estates, an alternative program of high-density residential development (in contrast to the present large lot development) was found to be most consistent with the long-range needs of Rio Rancho's national market and the Company's maximum profit objectives. Denoted as village development, this alternative provides a maximum in operating flexibility for both the national and local market places and should provide profits equal or greater than those projected for Corrales Heights ($1,510 per acre), given necessary capital investment and operation changes by Rio Rancho Estates.

These findings delineate and support the concluding profitability strategy recommendations appearing below.

Strategy - Corrales North

Development of Corrales North should begin at the earliest date and with two first unit (areas) as shown on the Corrales North Neighborhood Study. The south unit (left side of map) would consist of one to two-acre lots with graveled roads, and electric and telephone utilities as the only improvements. No horses would be allowed in this unit. Lots would be priced in accordance with the general value projections shown on page 21, but each lot would be individually priced upon site inspection before initial sales. Preferably, opening of this south unit would be preceded by some improvements of the road access from Corrales, such that the unit's identity with Corrales is firmly stressed. (Note that the first unit may be placed north of the Corrales access road if the arroyo crossing would result in costly maintenance charges).

The north unit (right side of map) would consist of two to three-acre lots with minimal improvements similar to the south unit, plus a stable facility which would be constructed at the time of initiation of lot sales ("stocking" the area with a few horses, should promote initial sales appeal). As with the other unit, lot prices should be set individually, based upon the value ranges cited on page 22, but modified for local market conditions and specific attributes of a given site. Pricing of the river edge sites is especially critical, given the limited number of these lots.

Exact timing of startup of these two units would depend upon costs and timing of pre-sales investments. Utility extension costs from Bernallilo and Corrales should be weighed against extension costs from Rio Rancho Estate's development area and the present and future importance of utility availability along the whole of Highway 528. Utilities should be placed underground in the residential areas opened up for aesthetic and status appeal. State Board of Health requirements and suggestions should be checked regarding individual well and septic sewer locational criteria before actual lot platting and lot sales. Soil tests should be made to insure health standards.

Suitable homes association provisions and protective covenants should be made before initial sales are made. The Company should expect to exert strong control, as well as to absorb an equitable share of the association's operating costs until 50 to 100 homes are built in Corrales North. Also suggested are inducements for early building of lots. This could be accomplished via contractual discounts, or some other way. Regarding home construction, we would suggest a minimum square footage in the range of 1,200 to 1,500 square feet (or more) to promote homes of a substantial nature, as well as quality controls on building materials used. Larger square footage minimums might be required for bluff edge lots. Critical to the success of the area is the quality of the first several homes, and special efforts should be made to promote quality homes to set a high minimum land value range. A final covenant comment concerns the desirability of restricting any resubdivision of a lot, or construction of more than one full-time residence per lot.

Note that a riding trail easement (100') has been placed along certain bluff areas. It is felt that the buyers of 3-acre river frontage lots will not mind an occasional horse passing by their vista. Horses are expected to be seen on the graveled streets of Corrales North constantly. Furthermore, construction costs, riding pleasures, plus the vagaries of river erosion were thought too formidable to avoid using bluff top areas where necessary.

The 70-acre northeast river park area is assumed a part of Rio Rancho Estates, and should be excluded from the Corrales North homes association jurisdiction. However, it is expected that use of the park will not be restricted and will be used by Corrales North residents. Note the location of the stable area in the 70-acre park area. It is recommended that this separate area be a part of Corrales North. Placement of the stable area was predicated on its separation from the normal residence area yet convenient location to the 2 to 3-acre area in which horses are to be allowed, plus its proximity to a scenic riding area and to the first north unit (sales appeal).

To conclude these Corrales North recommendations, it should be again emphasized that marketing and development efforts should be distinctly separate from Rio Rancho Estates. The local market, by-and-large, which you are seeking to penetrate has a poor image of Rio Rancho. And although Corrales North's appeal will be more of "land" than Corrales Heights appeal of "smart living", one should never discount the sales elements of identification and prestige. Of additional, if not the most, critical importance is the inclusion of Corrales North in the Bernallilo School District. Whereas home appearance and area identification may constitute final buying decisions, the quality of the area school system is a prerequisite for most potential buyers --- be it for their own children or consideration of future resale value.

Thus ideally, Corrales North advertising and maps should not have any reference to Rio Rancho Estates. Directions to the site should stress the route through Corrales with "thin line" alternatives of Highway 528 and I-25/Bernallilo routes. Similarly, any sales model display should omit reference to Rio Rancho Estates, as should the separate sales office.

Strategy - Corrales Heights

Early capitalization of the viable Albuquerque market demand for the unique suburban character capability of Corrales Heights is strongly recommended. Implementation of the development in accordance with the planning shown on the Corrales Heights Neighborhood Study should start immediately such that lot and home sales can begin within a year's time, or thereabouts.

Corrales Heights is designed to combine the benefits of urban density living, the benefits of a country environment, and the special benefits of innovative residential planning tailored to sophisticated suburban living. The 540-acre area (600 acres including the possible high school site) has been designed to promote a maximum of individual identity, sociability, activity, privacy, and economy. Identity for the perceived market group of sophisticated professional and white collar home buyers is provided through association with the unique town of Corrales. More individual identity is provided by the residential neighborhoods, each consisting of a "private" cul-de-sac or a limited traffic loop street with a focal point of a convenient and green park. The small (one-acre or less) parks will provide both aesthetic and sociability convenience for the 30 or so families on each neighborhood block.

Additional identity should be provided through architectural covenant control (by the developer initially and later with increasing resident participation) whereby only a mixture of different style homes are permitted on a given block. Homes should be customized and of a minimum size in certain areas, if not throughout. Thus, it is projected that one would see a neighborhood of Spanish-styled homes, contemporary's, ranches, two-story traditionals, etc., each compatible with each other. Note that the look-alike modest subdivision sterotype of appearance is to be avoided-again because this is not the market attracted to Corrales Heights. The only exception to non-standardization would be of modest-priced contemporary or Spanish/Mediterranean homes designed to reach the young professional market whose income has not reached its class of aesthetic levels. Except for this latter group of homes, recommended value of lot and home should exceed $25,000.

Sociability, activity, and identity would also be promoted through the three community clubs each with swimming pool and tennis facilities. Also recommended for its special image attraction to the Corrales Heights market group would be a town cultural community center with a theater (play), library, and other activities desired by the residents. Timing of this cultural facility would depend upon home sales rates, resident demands, and economic cost. Location of the center would best be with the convenience shopping area, both of which would form a viable town center focus for Corrales Heights.

Future apartment development proximate to the town center is projected after appreciable single-family home development has generated enough activity and demand for the commercial and cultural town center. No date or profitability has been estimated for this long-range multiple-family development.

Economy and utility in the development of Corrales Heights is had through the density zone nature of the home areas. Typical urban size lots of 9,000 square feet provide a reasonable personal space for yard privacy without burdensome maintenance. Thus, lawns should be readily maintained, eliminating a frequent concern (if someone does not) of middle- and upper-class suburbanites. Yet these 9,000 square foot lots, when combined with the interior, natural, and buffer park areas should more than meet State health requirements for septic sanitation facilities of one dwelling unit per .5 acre minimum density. Given the porous soil of the bluff lands plus the installation of water utility service by the Rio Rancho subsidiary, Albuquerque Utilities Corporation, optimum individual septic sewer operating conditions should prevail throughout Corrales Heights.[1] Note that future multiple-family development would probably require some type of conventional sewer service. However, this may not present problems in the long-term, given possible West Side Interceptor sewer line extension into the area (or in low elevation Corrales), possible Rio Rancho Estates sewer facilities, and/or continuing technological advances in small mechanical sewer treatment units.[2]

The natural park space created by this density zone planning will provide maintenance-free recreation and aesthetic space for the use of all, rather than a few if divided in a conventional large lot fashion. The buffer park, a 100' wide strip along Highway 528 to be left in an undeveloped state, serves to separate Corrales Heights from highway traffic as well as to provide a physical boundary of identity for this suburban village.

The initial steps for implementation of Corrales Heights development should include planning approval from the City of Albuquerque as part of the development area is within the City's five-mile planning jurisdiction limits, and the balance of the development likely to fall under City jurisdiction as the City extends its municipal limits. Additionally, City planning approval should serve as assurance to prospective buyers of development quality.

A second initial step would be the extension and improvement of the access road to Corrales. Again, as with Corrales North and especially given the sophisticated market appeal of Corrales Heights, all important is the establishment of a Corrales-orientation. So important is this factor that promotion material should not show Rio

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[1] As with Corrales North, approval and suggestions should be had by the State Board of Health.

[2] Presently available sewer treatment facilities could serve the 820 homes planned for Corrales Heights for approximately $130 plus costs of sewer lines (House & Home, April 1966).

Rancho Estates, and preferably should omit Highway 528. Of course, when a prospect comes out to the area, mention of the highway route can be made to indicate a more convenient backdoor way to Corrales Heights. Also, once Corrales Heights is firmly established with its prestige and identity in the Albuquerque public's mind, the separation of Rio Rancho and Corrales Heights can be more casual. Status associated with one's residence is critical to most in the housing market, and creation of a quality area near an existing area of lesser quality must be handled carefully.

Other initial steps would be detailed planning and costing of the first areas of development, and formulation of management and operating organization and policies. This would include personnel, startup investments necessary, model home and sales strategy, protective covenant and homes association establishment, etc. Upon satisfactory completion of these planning tasks, development and promotion should proceed.

Strategy - Rio Rancho Estates

Under present market conditions, it is felt that Rio Rancho Estates' sales and operating policies should be continued with slight modifications. However, it is also recommended that management study be given to the analysis presented in this master plan report. Specific attention is directed to the analysis of market environment changes, the long-run (20 years) nature of the business at the current rate of sales, and the opportunity projected for a high-density development (village) as contrasted to the present low-density land product.

Residential Estates: Unless market conditions change sharply in such ways as more stringent government legislation, higher sales costs per unit of land sold, a declining rate of sales, and others, it seems appropriate for Rio Rancho to continue its present marketing program. Given your organization's unquestioned merchandising competence coupled with basic fact that most buyers are satisfied with the Rio Rancho's current product, unless penetration into new market groups is desired, great change in land planning from the basic grid street approach with narrow, large lots seems of dubious value.

However, it is recommended that provisions for any future contingencies be made. These would include:

1. Sell only the 40,000 or so acres which are platted, excluding Units 10, 16 and a modest acreage in each unit, until all this acreage is sold. At the current sales rate, this should take 8 to 10 years. At this future point in time, a management look should be given to the continuation of platting eastward or changes in operations. Indeed, it may prove desirable to sell certain unplatted areas at an equitable value.

2. Units 16 and 10 should be reserved for future incoming residents, although at this time it is not our thought that all of this land will be actually settled. Should California sales prove successful, it is recommended that the current sales area in Unit 16 be extended westward and then northward (if necessary) in the western third of the old proposed and unplatted Unit 14 area with the unplatted area of Unit 11 and the balance of Unit 14 a reserve for the future. Unit 10, while not expected to be needed for actual development, should be held as settlement reserve until additional platted land is necessary.

3. To protect Rio Rancho Estates and its respective land buyers over the future should substantial development occur, tough government legislation be enacted, or the like, it is recommended that Rio Rancho Estates hold from sales the following acreages for contingent public use. These acreages assume each lot will house one family, and that settlement and future sales will be in the rough proportions of two half-acre lots for every one-acre lot sold. Assumed further is a maximum average family size of 3.5 persons, or approximately 5 persons per acre including streets.

Suggested public reserve acreages would be:

Elementary school/neighborhood park
Service area - 500 acres (2,500 persons/710 families)
Site size - 10 acres

Junior/Senior High School and community park
Service area - 4,400 acres (21,000 persons/6,300 families)
Site size - 50 acres (schools) and 30 acres (park)

Churches
Service area - 500 acres
Site size - 2 acres when contiguous to shopping center
- 4 acres when separate

Health Facilities including Clinic/Medical offices
Service population - 15,000 persons/8-professional office/clinic
Service area - 3,000 acres
Site size - 1 acre when contiguous to shopping center
- 3 acres when separate

Civic Services
Service population and area - police subject to County and resident (taxes) demands.

- fire stations subject to resident (insurance standards and rates of National Board of Fire Underwriters) demand. Lowest policy rates require buildings to be within 1-1/2 miles of engine and pumper company and 3 miles from truck company location.

Site Size - reserve 5 acres for possible municipal services near commercial concentration every 3,000 acres

Commercial

Service population - maximum 60 square feet of floor space per household

Site Size - assume 200 square feet of land per household
- assume 7 acres per 1,000 acres
- assume sufficient commercial land sold

(See later discussion on Commercial)

These reserves should be established in any unsold large lot areas, and also accumulated (through cancellations) in units which have been sold. As new units are platted, the public and quasi-public areas should be located central to their population service areas. Note that actual development is expected to be almost negligible over the long-run except for facilities projected along Highway 528 as shown on the master plan schematic plans, unless of course, action is taken on the proposed village alternative of development.

Industrial: Given your objective of maximum profitability, efforts should continually be made to upgrade profits per acre. Accordingly, at your request, we have designed a flexible industrial park on Highway 528 to meet both the needs of possible industries interested in a Rio Rancho location, and the desires of out-of-state buyers who would like to speculatively invest in potential industrial land. A land area of about 700 acres, located between Corrales North and Corrales Heights and extending westward, has been designated as most appropriate for potential industrial development. The Highway 528 access and the area's central location (north/south) to the prospective residents of Rio Rancho Estates who may constitute a part of a prospective employer's labor force, suggest the utility of this general location.

The 130 acres denoted "Industrial Park" on the Industrial Park schematic plan and located east of Highway 528 should, in our opinion, amply provide for realistically possible industrial land use over the 1966-1985 period. This actual demand estimate is predicated on optimistic projections of 1985 employment in Albuquerque [1] and our most optimistic estimate of possible Rio Rancho Estates share. Accordingly, we have estimated that Rio Rancho might attract up to 10% of the City's 20-year growth of 19,000 manufacturing jobs, and 5% of 1,200 transportation, communications, and utility jobs, plus 5% of 2,200 wholesale trade jobs. Assuming a reasonable employee density of 15 employees per acre, the maximum industrial acreage required for the possible 2,000 employees should range between 120 and 140 acres.

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[1] Economic Analysis for Development Planning, Albuquerque Central Business District, Larry Smith & Company, September, 1963.

Admittedly, it should be pointed out that this projection is quite arbitrary and could be exceeded by the attraction of perhaps only one large employer who is desirous of owning a large land area. However, as we have discussed earlier from our perspective, a substantial amount of industrial land, which is more than adequate to meet Albuquerque needs for beyond 1985, exists in better locations than Rio Rancho's land holdings.

The 540-acre area denoted as "Industrial Park Reserve" and located west of Highway 528, can be sold for investment purposes or held as a reserve should actual industrial development appear more promising. At your direction, we have designed the 540 acres with 5 to 6-acre industrial sites, suitable for resubdivision to 2-1/2 to 3-acre sites should smaller sites be more appropriate for sales purposes. Streets and sites have been located to minimize earth movement should actual development occur on part or all of this rolling area.

The location of the industrial park reserve as shown, rather than perhaps east of Highway 528 and to the south, was based on the relationship of market land value to profitable use value. Land east of Highway 528, in our opinion, is closer to actual use (higher value) than the selected industrial park reserve area. Furthermore, as we do not believe the reserve area will ever be developed if sold in small, divided parcels, we believe your most valuable land on the bluff east of Highway 528 should be reserved for profit potential of local market residential demand (Corrales Heights) or possible national market "village" demand. Also, sale of the 540-acre area as investment land is consistent with Rio Rancho's successful policy of selling land only of a quality necessary to meet the buyer's present needs, e.g., residential lot sales in the west areas of the 55,000-acre tract.

As a final note regarding the 130-acre industrial park, it is suggested that Rio Rancho reserve for possible future central sewer facility use, 10 to 12 acres of low-elevation industrial park area along Montoya Arroyo. This facility location might best serve any future high-density development which would require a sanitary sewer system with holding lagoons.

Commercial: It is recommended that Rio Rancho capitalize on real profit potential existing for major commercial facilities in the 55,000-acre tract. This real potential is a function of the amount of residential development that Rio Rancho can actually secure in the overall area over the projected 20-year sellout period and beyond. Two estimates of this potential have been made. The first assumes sellout of the land in large lots with a maximum of only 5% of the lot buyers likely to settle in Rio Rancho Estates, plus the projected development of Corrales North and Corrales Heights. A second estimate assumes Rio Rancho "village" development is implemented with at least two villages developed. Given the suburban/rural nature of all development projected, it is reasonable to assume automobile-oriented commercial (shopping centers) to be most appropriate with average family commercial requirements (maximums) such as:

neighborhood/convenience shopping - 20 sq. ft. of sales floor area
regional shopping area - 20 sq. ft.
highway shopping area - 20 sq. ft.
60 sq. ft.

1. Large Estate/Corrales North/Corrales Heights:

(a) Families
Estates = 53,000 acres @ 1.2 families/ac. x 5% = 3,000
Corrales North = 351
Corrales Heights = 820
Corrales (1966) = 600 (projected)
Corrales (1966 - 1985) = 1,200
Total 6,000 families

(b) Commercial Demand
Neighborhood/Convenience = 120,000 sq. ft.
Regional = 120,000 sq. ft.
Highway = 120,000 sq. ft.
360,000 sq. ft.

(c) Maximum Feasible Demand
Neighborhood/Convenience =
(15 sq. ft./4,200 families) 63,000 sq. ft.
(10 sq. ft./1,800 families Corrales) 18,000 sq. ft.
81,000 sq. ft.

Regional = 0
Highway = 24,000 sq. ft.
(4 sq. ft./6,000 families)

2. Large Estates/Villages/Corrales North/Corrales Heights:

(a) Families
Estates/C.N./CH/C = 6,000
Villages = 5,000 (2,500 families/village)
11,000

(b) Commercial Demand
Neighborhood/Convenience = 220,000 sq. ft.
Regional = 220,000 sq. ft.
Highway = 220,000 sq. ft.

(c) Maximum Feasible Demand

Neighborhood/Convenience =	
(17 sq. ft./9,200 families)	150,000 sq. ft.
(12 sq. ft./1,800 families Corrales)	22,000 sq. ft.
	172,000 sq. ft.
Regional =	
(7 sq. ft./11,000 families)	80,000 sq. ft.
Highway =	
(10 sq. ft./11,000 families)	110,000 sq. ft.

These estimates of feasible commercial development at certain population levels provide planning guides for commercial land use opportunity. Indicated demand for convenience shopping (food, drug, dry cleaners, etc.) suggests potential for two 40,000 sq. ft. (or larger) neighborhood commercial centers, assuming development occurs in accordance with Commercial Assumption No. 1 above. With most residents expected to live near Highway 528, it is recommended that a center be located in Corrales Heights (as shown on the Master Plan and Neighborhood Study) to serve both Unit 16 of Rio Rancho Estates, Corrales Heights and Corrales. The second center is suggested on Highway 528 as shown on the plans (Noted R on the Master Plan and "regional" on the Industrial Park plan) to serve Corrales North and overall Estates development in the north half of the property.

This second convenience center should be combined with the indicated regional commercial demand as noted in Commercial Assumption No. 2 to maximize feasible commercial concentration to allow viable retail operations in the future. Note in No. 1, regional shopping demand (department, discount, apparel, etc.) is considered too limited to offset the pulling power of specialized shopping areas located in distant Albuquerque. As a reasonable sized large shopping area requires 300,000 sq. ft. of shopping space as a minimum, the establishment of a regional center or even a second convenience center, will depend on your ability to bring residents into the overall development. And unless some high-density development occurs in Rio Rancho, we would be dubious about expecting major shopping facility demand. Note that each village of 2,600 families can be expected to support 40,000 sq. ft. of convenience commercial space, as well as lend support to a regional shopping area.

Highway commercial will consist of a variety of retailers including restaurants, gas stations, miscellaneous offices, etc. Here also demand per family will rise with population growth (a certain amount of people are required for a respective retail business to be profitable). Location of the highway commercial should be around major intersections and shopping areas. However, care should be given to the limiting of highway commercial around the prestige environments desired (and necessary) around Corrales Heights and Corrales North. Quality residences and commercial do not mix in the buyers' eyes.

To conclude our recommendations on commercial development, it is suggested that a 10-acre (3:1 parking ratio plus community facilities and expansion area) shopping area be planned for Corrales Heights (as shown) and a 50-acre regional/convenience shopping reserve be kept for future development (as shown by the industrial area). Also, for each village planned, an additional 10 acres should be included in the village center area. Assuming Corrales North and Corrales Heights are developed as recommended, development timing for the first convenience shopping area should be five years or less, provided no competing shopping development occurs in Corrales.

Village: Our strategy recommendations regarding high-density village development remain as explained on pages 36-39. Again, we strongly urge management consideration of this high profit alternative policy for long-term operation. Given negative national market condition changes and/or success in the attraction of major industrial tenants to Rio Rancho, consideration should be mandatory.

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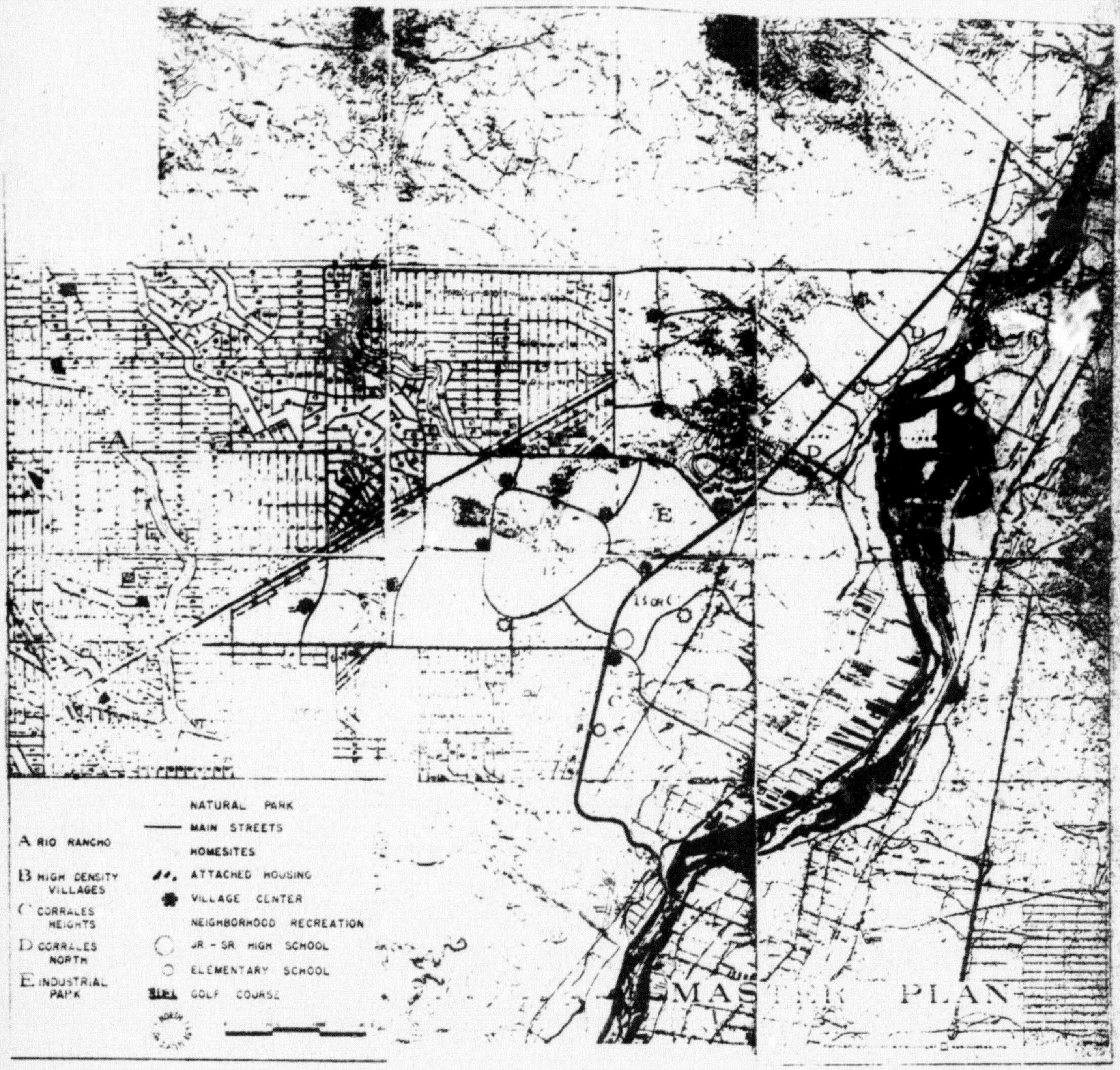
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B HIGH DENSITY VILLAGES
C CORRALES HEIGHTS
D CORRALES NORTH
E INDUSTRIAL PARK
NATURAL PARK
MAIN STREETS
HOMESITES
ATTACHED HOUSING
VILLAGE CENTER
NEIGHBORHOOD RECREATION
JR. - SR. HIGH SCHOOL
ELEMENTARY SCHOOL
GOLF COURSE
NORTH
A
B
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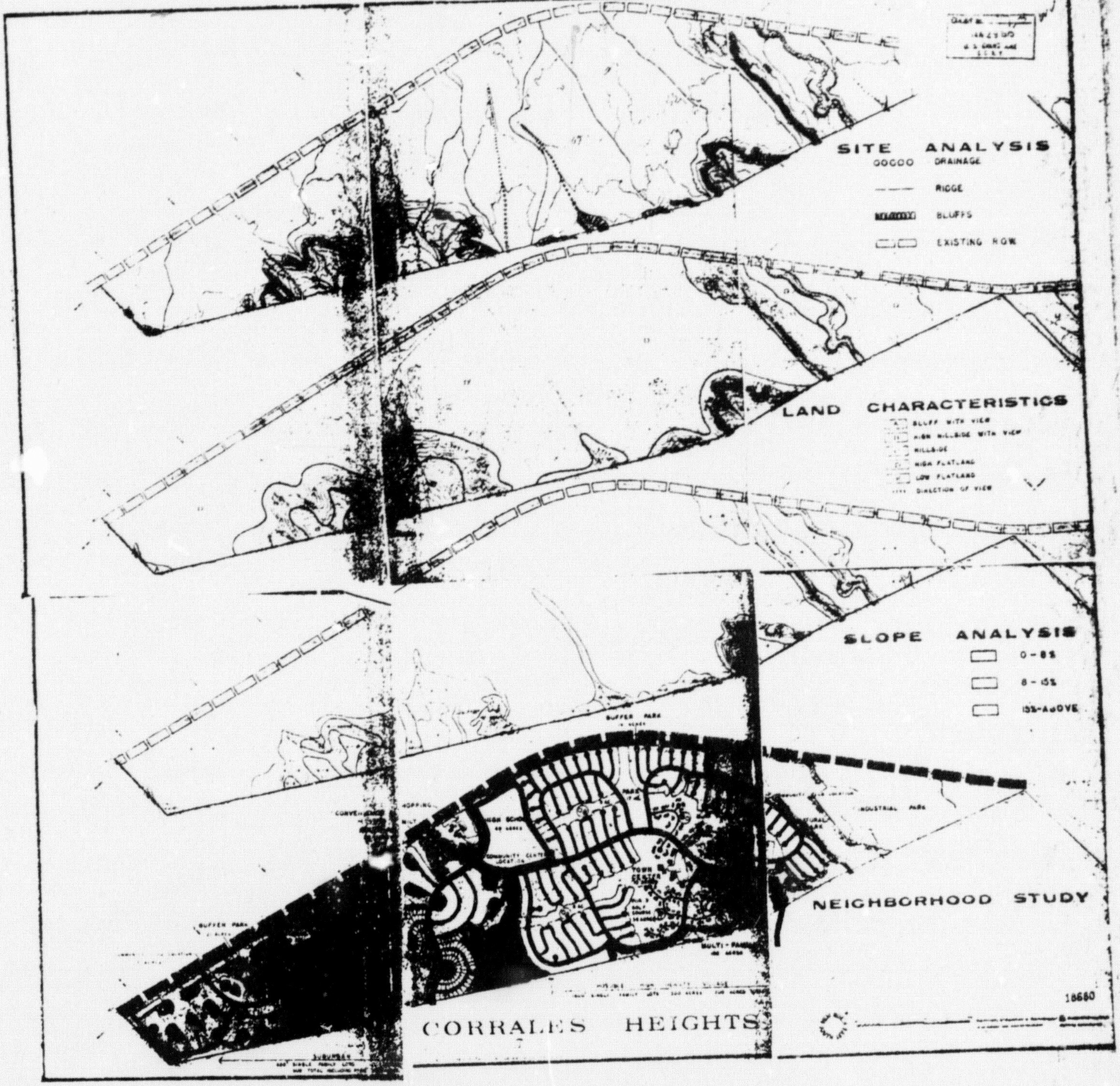
B or C

A-10121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RIDGE
BLUFFS
EXISTING ROW
LAND CHARACTERISTICS
BLUFF WITH VIEW
HIGH HILLSIDE WITH VIEW
HILLSIDE
HIGH FLATLAND
LOW FLATLAND
DIRECTION OF VIEW
SLOPE ANALYSIS
0-8%
8-15%
15%-ABOVE
BUFFER PARK
HIGH SCHOOL
40 ACRES
COMMUNITY CENTER LOCATION
TOWN CENTER
MULTI-FAMILY
INDUSTRIAL PARK
SUBURBAN
SINGLE FAMILY LOTS
NEIGHBORHOOD STUDY
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CORRALES HEIGHTS

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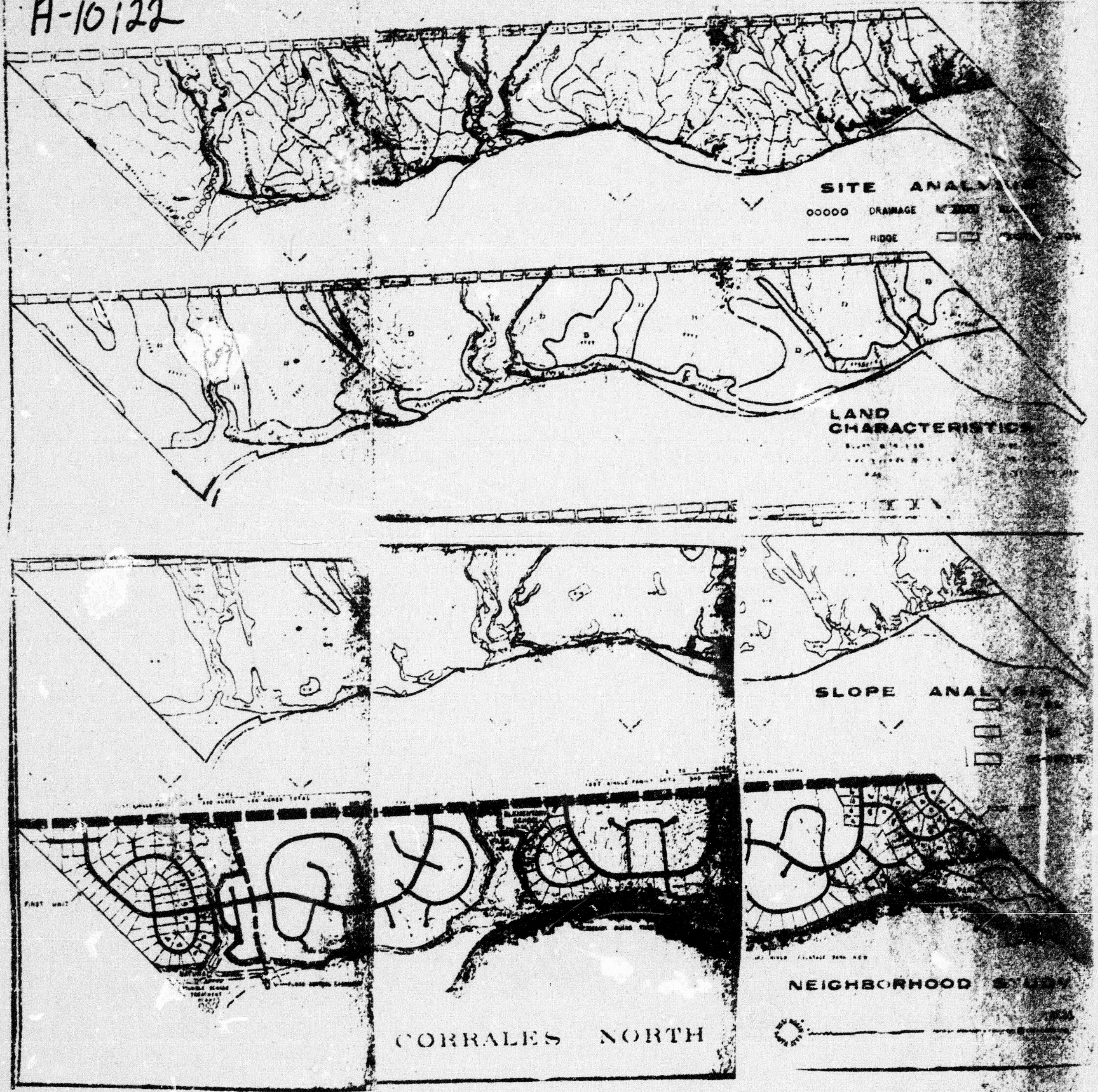
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DRAINAGE
RIDGE
LAND CHARACTERISTICS
SLOPE ANALYSIS
FIRST UNIT
NEIGHBORHOOD STUDY

CORRALES NORTH

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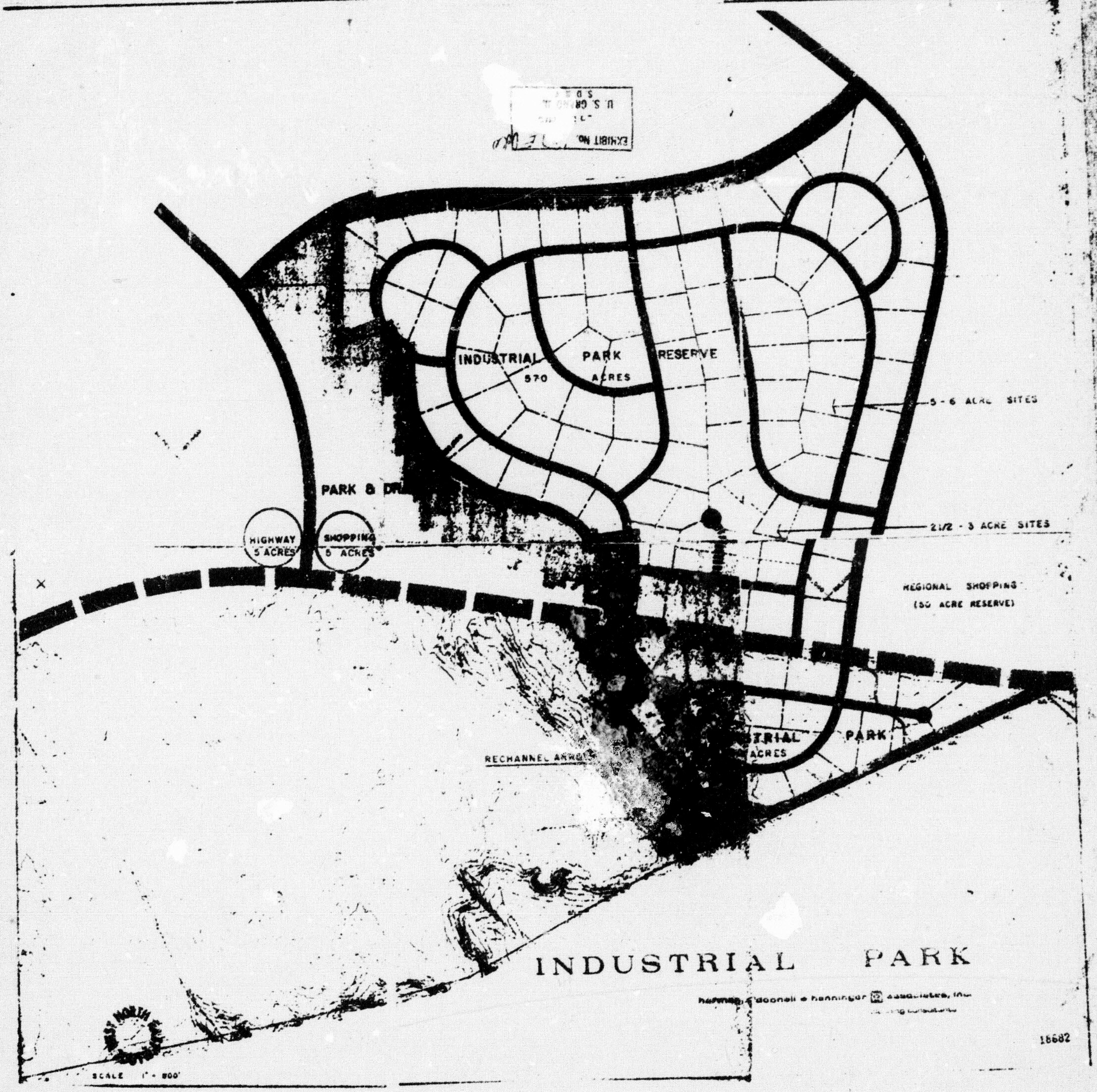
INDUSTRIAL PARK RESERVE
570 ACRES
5 - 6 ACRE SITES
2 1/2 - 3 ACRE SITES
REGIONAL SHOPPING
(50 ACRE RESERVE)
PARK & DR
HIGHWAY
5 ACRES
SHOPPING
5 ACRES
RECHANNEL AREA
STRIAL PARK
ACRES
TRUE NORTH
SCALE 1" = 800'

INDUSTRIAL PARK

harman, o'donnell & henninger associates, inc
planning consultants

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[illegible] regards to our second [illegible]

#33-M-00-[illegible] in the manner of [illegible] and to him [illegible] we did [illegible] of the land. Please tell [illegible] will never be satisfied [illegible] the deal [illegible] have begun [illegible] months [illegible] no more than [illegible] broker [illegible] sale has no buyer for [illegible] good constructive [illegible] we would [illegible] I can't understand [illegible] they find one [illegible] the following [illegible] if they should [illegible] can't find a buyer [illegible] will [illegible] are fighting [illegible]

[illegible] that the [illegible] way of making more money for people who need to pay payments. When we went into this loan years ago we felt in less [illegible] the papers but did not [illegible] the difficulty in an arrangement with these people involved not having to [illegible] those of the payments each month.

In view of the above situation I would like a statement of account at [illegible] in the name of William & Kathleen [illegible]. I will see how successful I am in getting this through both parties. I feel at this time I would rather not be involved in no way with you people and really that I have recommended it to others [illegible]

[illegible] Gunson

RECEIVED
MAR 1 1972
ROUTE TO [illegible]

A10127

GOVERNMENT'S EXHIBIT 107b

"917 Sunrise Ave.
Bellmore, N.Y. 11710
Mar. 8, 1972

Dear Sir

In regards to our account #33876-00-0 in the names of M. Del Campe, J. Caniano and W. Finnen please tell us honestly if this land will ever be sold as we have been trying for the past six months to do. Roth Realty who is more than eager to make a sale has no buyers for such a good investment and says we must continue to pay until they find one. I can't understand the following - if they can't find a buyer now, how will we ever get one if we continue paying and have that much more money in our account. It seems we are fighting a losing battle or is that the point, a way of making more money, from people who miss a few payments. When we went into this three years ago we fell in love with New Mexico but did not foresee the difficulty in a arrangement with three people involved and having to remind them of the payments each month .

In view of the above situation I would like a statement of account #33876 0 0 in the name of William & Katherine Finnen. I will see how successful I am in selling this through Roth Realty. I feel at this time I would rather not be involved in no way with Rio Rancho and sorry that I have recommend it to others.

Sincerely,

William Finnen"

GOVERNMENT'S EXHIBIT 107b CONT.

The letter is stamped "RIO RANCHO ESTATES" at the top of the first page; is date stamped "RECD CORR MAR 16 1972" at the upper right hand corner of the first page; and is date stamped "RECEIVED MAR 14 1972 Marianne Newman ROUTE TO corres.", with the following handwriting:

> "corres - regret they are having difficulty selling their prop. and suggest they contact Roth Realty again. Enclose statt"

RIO RANCHO ESTATES

March 20, 1972
[illegible]
33376-01-0

Mr. William Fixmen
917 Sunrise Avenue
Bellmore, New York 11710

Dear Mr. Fixmen:

Thank you for your letter of March 8, 1972, regarding your accounts with us.

We regret to learn you are having difficulty [illegible] [illegible] property and suggest that you contact [illegible] [illegible] again regarding this matter.

Enclosed you will find the current Statements of Account for your records and information.

Please feel free to contact our office any time we can be of any assistance to you.

When corresponding with [illegible] it will assist us in replying to you promptly if you will include your account number and address.

Sincerely yours,

RIO RANCHO ESTATES, INC.

(Mrs.) Martha [illegible]
Director of [illegible] [illegible]

bd/js

enclosure

cc: Irving W. [illegible] [illegible] Corp.

USA 33a-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
107C

A10130

Govt.'s Exhibit

107 I

SEP 16 1973

Re: acc't no.
33876-[illegible]7-0
109-33876-100-5
001-3

Dear Sirs:

Due to present financial difficulties we would like to discontinue payments on this account for a few months. During this time we will continue to try to sell this Land, through your N.Y. broker Roth Realty. We would also like to add that Roth Realty has been of no real assistance to us for the past two years, the length of time we have been trying to sell. Thank you.

[illegible] advised [illegible] that [illegible] to help them keep their acct. [illegible] have granted them a 60 day moratorium.

Very truly yours,
[illegible] Campo, Carlino,
[illegible]

EXHIBIT
S. DIST. COURT
S. D. OF N. Y.
107 I

A10131

RIO RANCHO ESTATES

CORPORATION

ESTATES, NEW MEXICO 87124 • (505) 898-6060

September 13, 1971
33R75-00-0

William Finnen
917 Sunrise Ave
Bellmore, New York 11710

Dear Mr. Finnen:

Thank you for your letter of recent date regarding your property purchase here at beautiful Rio Rancho Estates. We regret to learn of your decision concerning your property but hope you will reconsider and continue with your valuable Rio Rancho investment.

In reference to your inquiry concerning the resale of your property, as much as we would like to assist you with this transaction, we must respectfully advise you we are unable to do so. As you know, Rio Rancho Estates, Inc. is a community developer, not a real estates broker, and therefore unable to deal in resale transactions.

We cannot urge you too strongly to hold on to your property as long as you possibly can for the long term. Your investment in Rio Rancho Estates is one of great potential value, and property values in Rio Rancho Estates and the Albuquerque area are always increasing due to the rapid development and resulting scarcity of good residential land.

When corresponding with this office it will assist us in replying to you promptly if you will include your account number and address.

After considering all the facts further, it is our sincere hope that you will reconsider and continue with your valuable property investment here at Rio Rancho Estates. If you have other questions about your property, or Rio Rancho Estates in general, please feel free to write us again.

Sincerely yours,

RIO RANCHO ESTATES, INC.

(Mrs.) Marianne Newman
Director of Customer Relations

h4

USA 33s-475
(ED. 4-23-72)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

107 j

A10132

NAME
STREET
CITY & STATE

RECEIVED
MAY 10

STATEN ISLAND
30 APR

#32459-009
" 010
" 020
" 030
" 040
" 050

Chemical Bank New York Trust Company
G.P.O. Box 5257
Church Street Station
New York, New York

PAYMENT COUPONS
ADDRESS BE CHANGED

Please send new coupons on all accounts at once.
Thanks,
Sa

USA 33s-475
(ED. 4-23-71)

GOVERNMENT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

110 b

FPI-MI—9-24-75-50M-4417

A10133

Office: 505-266-5546

Heinz Realty
4100 Silver S. E., Suite D
Albuquerque, New Mexico 87108

Home: 505-898-3686

USA 33a-475
(ED. 4-23-71)

GOVERNMENT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

121(N)

July 1, 1973 mailed March 1, 1974

To: Mr. Richard W. Gray,
[illegible] Lawrence Place,
Orchard Park, New York, 14127

[illegible]
16-75-24,25,26,27,28
Re: Rio Rancho Estates
LISTED 400; EXPIRED 200
CURRENT 200; SOLD 0
SINCE 1 December 1971

Expired file

Your telephone conversation or letter of June 15, 1973 refers.

We will be happy to represent you in the sale of your land at Rio Rancho Estates, under the following terms and conditions:

1. Please forward $50.00 (advance on commission) to me with your Account Number, Purchase Agreement, Plot Plan, Covenants, Vacation Travel Allowance, Warranty Deed (if free and clear), and Tax Statement. Also include your area code and telephone number.

2. Make check out to: Heinz Realty. No negative reports.

3. $50.00 is not refundable, but deductible from the commission, if the land is sold.

4. There is no guarantee of a sale.

5. Monthly payments must be kept up to date by you during this agreement.

6. Taxes must be kept current.

7. Principal/NOT INTEREST of your monthly payments will be recomputed at the actual date of sale. This will reduce your balance owed, if any, and increase your Net Cash to Seller.

8. ESTIMATE of costs involved: Title Insurance; Commission 10% of Sales Price; Sales Tax 4% on Commission; Title Company Escrow Fee; Taxes; Attorney Fee; Balance on Account; will be itemized at the time we prepare the Exclusive Right to Sell Listing, and recomputed at the actual time of sale.

9. Upon receipt of the above papers, and your check for $50.00 we will prepare an Exclusive Right to Sell Listing, for one year, at the current value as listed by Rio Rancho Estates. Listings for less than one year will require an additional $50.00 each time listing is renewed.

10. Listings will be processed through the Multiple Listing Service.

11. Your appearance in New Mexico will not be required as we will have the Title Company handle everything by mail. Also, please write: Rio Rancho, Customer Relations, and authorize them to give me all the information on your account.

Thank you.

Paul W. Heinz

Paul W. Heinz, Realtor

7/13 COUNT 21 020 RR

A10134

Office: 505-266-5546 Heinz Realty Home: 505-898-3686
4100 Silver S. E., Suite D
Albuquerque, New Mexico 87108

July 1, 1973 Mailed March 1, 1974

$11,700.00
17-P-10
Re: Rio Rancho Estates
LISTED 400; EXPIRED 200:
CURRENT 200; SOLD 0
SINCE 1 December 1971

To: Mr. Richard W. Gray,
66 Lawrence Place,
Orchard Park, New York, 14127

Expired file

Your telephone conversation or letter of June 15, 1973 refers.

We will be happy to represent you in the sale of your land at Rio Rancho Estates, under the following terms and conditions:

1. Please forward $50.00 (advance on commission) to me with your Account Number, Purchase Agreement, Plot Plan, Covenants, Vacation Travel Allowance, Warranty Deed (if free and clear), and Tax Statement. Also include your area code and telephone number.

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9. Upon receipt of the above papers, and your check for $50.00 we will prepare an Exclusive Right to Sell Listing, for one year, at the current value as listed by Rio Rancho Estates. Listings for less than one year will require an additional $50.00 each time listing is renewed.

10. Listings will be processed through the Multiple Listing Service.

11. Your appearance in New Mexico will not be required as we will have the Title Company handle everything by mail. Also, please write: Rio Rancho, Customer Relations, and authorize them to give me all the information on your account.

Thank you.

Paul W. Heinz

Paul W. Heinz, Realtor

A10135

Rio Rancho Estates

A DIVISION OF AMREP CORPORATION

3900 SOUTHERN BOULEVARD, S.E., RIO RANCHO ESTATES, NEW MEXICO 87124 • (505) 898-4060

800 545 8346
5

April 6, 1972
27757-01-0

Mr. and Mrs. Jack Morden
98-25 Horace Harding Exp
Flushing, New York 11368

Dear Mr. and Mrs. Morden:

Every day, there is more and more convincing evidence that you were indeed wise in acquiring valuable land in beautiful New Mexico. Newspaper and magazine articles repeatedly extol the virtues of Southwest living--the surge of interest industry is taking in this wonderful part of the country.

And every day more wonderful things are happening right here at Rio Rancho Estates. Beautiful homes continue to rise. Our garden condominium complex boasts its own recreation center and swimming pool. Our shopping center has been completed and includes Foodway, one of the largest supermarket chains in the Southwest. The championship golf course and country club is regarded by many experts as the finest in the Southwest. And the famous Ampex Corporation's "showplace plant" is now in full operation on a ten-acre tract in Rio Rancho Estates.

Thus every sign--new homes, added recreation facilities and more industry at Rio Rancho Estates as well as continuing rapid growth in neighboring Albuquerque--points to the ultimate realization of profit on your investment.

Regretfully, you now stand to lose this investment entirely.

That's why we urge you to bring your account up-to-date by sending us your check today for $ 446.00 . This will insure your retaining your profit potential in Rio Rancho Estates. But please don't delay. If you cannot send your check at once, kindly let us know in writing just when you can do so.

Enclosed is a business reply envelope for your convenience. Please be sure to enclose the appropriate payment coupons with your check.

Thank you.

Sincerely,

RIO RANCHO ESTATES, INC.

A Lipman

Allan I. Lipman
Administrative Manager

AIL:jo

8/71

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

122 e ~~id~~

A10136

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

123 f

RIO RANCHO ESTATES
AT ALBUQUERQUE
A DIVISION OF AMREP CORPORATION
P O BOX [illegible] ALBUQUERQUE NEW MEXICO [illegible]
PHONE [illegible]

CERTIFIED MAIL
November 15, 1970

Mr. and Mrs. Martin Henry
173 Strawtown Road
New City, New York 10956

Account No. 27517-08-0

Dear Mr. and Mrs. Henry
FINAL NOTICE

We sincerely regret that, in spite of repeated notices, we will have to cancel our agreement with you because your property investment account is now delinquent in the amount of $ 390.00 . It particulary concerns us to see that all the money you have thus invested so far will be forfeited.

As we have written to you before, there are many ways in which your invertment has become more valuable. That is why we truly hope you will remain a part of the "New City" of Rio Rancho Estates which is growing daily on the outskirts of Albuquerque.

But, since you have not kept your account current, we must reluctantly give notice that unless the amount of your delinquency reaches us within 14 days from today, your agreement will be cancelled.

To prevent this, I urge you to act now rather than let this valuable investment at Rio Rancho Estates slip through your fingers. Please mail your check today. Or, if you are having temporary financial difficulties, write to me personally and we will try to work with you to help keep you current on our books.

Sincerely yours,

RIO RANCHO ESTATES, INC.

Allan I. Lipman

Allan I. Lipman
Administrative Manager

AIL:sg
Encl.
7/70

528

8/NY

A10137

RESERVATION AND PURCHASE AGREEMENT
RIO RANCHO ESTATES, INC.

Date March 12, 1970 W.E. a.E. L.a.

No. 23-116-006-007
Size EACH

Rio Rancho Estates, Inc.
1429 Central Avenue, N.W.
Albuquerque, New Mexico 87104
Gentlemen:

I (We) ("Buyer") would like to purchase from you ("Seller"), on the terms set forth below, the following lot(s) at Rio Rancho Estates, as shown on the plat filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, page(s) 17:

UNIT	BLOCK	LOT(S) 2	PURCHASE PRICE
23	116	006-007	3,570

(Buyer agrees that Seller may enter description of exact location of property upon approval of this Agreement by a duly authorized officer of Seller):

[redacted]

*Taxes are Payable by the Buyer commencing with the first year after the calendar year of sale. Such taxes, which currently are less than $2 per lot per year, are added to the Unpaid Balance but are not included in the finance charge.

As set forth in the Purchase Agreement, Buyer will receive a Warranty Deed to the lot(s) when the purchase price has been paid in full, but until the purchase price has been paid Seller retains title to the lot(s). Buyer may prepay all or any part of the Unpaid Balance at anytime without penalty.

REFUND GUARANTEE

Buyer shall have six months from the above date to make a registered personal inspection of the property described herein and have every penny paid to the Seller refunded if he is not satisfied with his property in any way, provided Seller is so notified at the time of initial inspection. This provision shall not apply to property purchased after having visited Rio Rancho Estates.

[redacted]

I (We) acknowledge receipt of copies of the restrictive covenants, the Property Report filed with the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development and any applicable Public Report, Offering Statement or Prospectus required by State authorities. W.E. & L.A.
Buyer(s) Initial Here

Buyer shall have the option to void this Agreement if he has not received a Property Report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development in advance of, or at the time of signing this Agreement. Buyer shall have the right to revoke this Agreement within 48 hours after signing this Agreement if Buyer did not receive such Property Report at least 48 hours before signing.

I (We) understand that by signing below I am (we are) offering to purchase the lot(s) on the conditions set forth, and it is agreed that this Purchase Agreement sets forth the entire agreement between the parties, that no agent or representative of the Seller shall have any authority whatsoever to change or modify this Agreement in any manner, or to make any other agreement or representation on behalf of the Seller, and that if Rio Rancho Estates, Inc. signs a copy hereof this will be a binding contract, which may not be modified or amended except in writing, signed by Buyer and Seller.

Name(s) and address(es) of Buyer(s)
(Please Print)
ANNA E BONAVIA LOUIS A.
1480 THIERIOT AVE
BRONX, NY 10462

Telephone # 22 TA 3099

[redacted]

☒ Joint Tenancy with Right of Survivorship
☐ Sole Owner ☐ As Trustee
☐ Tenancy in Common

BUYER'S SIGNATURES
Louis A. Bonavia
Buyer
Anna E. Bonavia
Buyer (if two), and Relationship

Approved and Accepted
RIO RANCHO ESTATES, INC.
By Kurt L. Oller
Assistant Vice President

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

315098
APPROVAL

126 a d

A10138

GUARANTEES AND CONDITIONS OF SALE

1. All roads have been built to Sandoval County specifications, dedicated to Sandoval County and fully paid for by Rio Rancho Estates.

2. Buyer shall have the right to exchange property described herein at any time during the next five years after date of this Purchase Agreement for any other available property of equal value at no increase in price whatever. If Buyer pays in full for the property described herein within thirty (30) days from the date of this Purchase Agreement, Buyer shall have the right for a period of one year after the date of this Purchase Agreement, to exchange the property described herein for any other available property of equal value at no increase in price to Buyer whatever.

3. If when Buyer is ready to build a home, utilities have not yet reached his site, Seller will exchange a comparable building lot in an area already served by utilities, for a single lot of Buyer.

4. In the event of illness or other emergency, upon written request of the Buyer accompanied by satisfactory proof of illness or emergency, and with the written consent of the Seller, Buyer may delay payments under this Agreement for up to 60 days without penalty, ONCE during the life of this Agreement.

5. Upon payment in full of the purchase price with interest Seller is to deliver a warranty deed conveying title to the lot(s) free and clear of all liens, restrictions, covenants and encumbrances other than matters of record and mineral reservation. All of the minerals in and under the lots are reserved by Seller, but the sale of the lot(s) shall include a perpetual right to receive one-half of all royalties and/or proceeds of actual mineral production to which Seller has become entitled and which are attributable to the lot(s), as and when such royalties or proceeds are received by Seller. In the event Seller is unable to convey such title to Buyer after having used reasonable diligence to make title insurable, the Seller shall be obligated to return all payments made by Buyer to Seller on account of this Agreement and thereupon this Agreement shall be cancelled.

6. All property will be clearly staked and marked for proper identification.

7. All closing costs are to be paid by the Seller.

8. All payments shall be made on or before the due date at the office of Seller in Albuquerque, New Mexico, or at such other place and to such authorized agent as Seller may designate. All payments shall be applied first to interest and then to principal.

9. This Purchase Agreement and any rights or interests hereunder are transferable by Buyer only with written consent of Seller.

10. **If Buyer shall be in default for a period of 60 days in the payment of any monthly installment, Seller shall have the right to terminate this Contract by mailing to Buyer notice in writing of its election to do so, sent by registered or certified mail. If within 14 days after Seller so mails such notice Buyer does not pay in full all installments then in default, (i) all rights of Buyer hereunder and in and to the lot(s) described on the first side shall cease and terminate, and (ii) all payments made on account of the purchase price and interest may be retained by the Seller, as liquidated damages and not as a penalty. An affidavit made by Seller or its agent showing such default and cancellation and recorded in the office of the County Clerk of Sandoval County, New Mexico, shall be conclusive proof, in favor of any subsequent bonafide purchaser or encumbrancer for value, of such default and cancellation; and Buyer hereby irrevocably authorizes Seller or its agent to thus declare and record such default and cancellation, and agrees to be bound by such declarations.**

11. Seller warrants and represents that Buyer will receive good and marketable title, and will have peaceful use and occupation of said lot.

State of New Mexico
County of Bernalillo **SS**

On this 2 day of April 1970

before me came KURT R. OLR to me known, ~~who, being duly sworn, deposes~~

and says that s(he) is Asst Vice Pres (Title) of Rio Rancho Estates, Inc., and has executed

this Agreement in that capacity.

Notary

RESERVATION
AND
PURCHASE
AGREEMENT

Residents of the State of New York by virtue of the laws of that state must be furnished with a copy of the New York Offering Statement at the time any solicitation or offer to sell is made, and any contract to purchase lots which is signed before such New York resident has received a copy of the New York State Offering Statement is deemed invalid. All warranties and representations contained in such Offering Statement are hereby incorporated and made a part of this Agreement which shall survive delivery of the deed.

RIO RANCHO ESTATES, Inc.
1429 Central, N.W.
Albuquerque, New Mexico 87104

A10139

Rider to Rio Rancho Estates, Inc. contract #

Unit: 23 Block: 116 Lot(s): 006-007

Purchaser(s) M/M LOUIS A. BONAVIA
(Please Print)

[illegible] own the above property a[illegible]
([illegible] one)

RIO RANCHO ESTATES

August 10, 1972
1-15-58989-01-0-9

Mr. James Davis
Box 23
Port Jefferson, New York 11777

Dear Mr. Davis:

Thank you for your recent letter regarding your account with us.

In reference to your inquiry concerning the resale of your property as much as we would like to assist you with this transaction, we must regretfully advise you we are unable to do so. As you know, Rio Rancho Estates, Inc. is a community developer, not a real estate broker, and therefore unable to deal in resale transactions. At the present time we do not have a Resale Division.

When corresponding with this office it will assist us in replying to you promptly if you will include your account number and address.

Sincerely yours,

RIO RANCHO ESTATES, INC.

(Mrs.) Marianne Newman
Director of Customer Relations

mc
cc:Roth

USA 33a-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
128e id

A10141

.15 RRE July RECEIVED

58959-01-0 1-15-50117

AUG 07 19

[illegible]

AUG 8 '72

ROUTE TO [illegible]

Mr. Martinez

Rio Rancho Estates

39 Southern Blvd. S.E.

Rio Rancho Estates, N.M.

Dear Mr. Martinez:

I [illegible] my husband and I were out to the Estates in April and signed a contract to purchase two (2) lots in Section ten (10) Multiple Dwelling. We paid $150.00 down and have paid $72.00 first payment on [illegible]

Check # 1322

Now, we have a question to ask would it be possible for you to sell these lots at the current price and what commission would you charge?

Due to reverse circumstances it will be necessary for us to do this.

Thanking you in advance for all your trouble

May we hear from you as soon as possible?

A10143

The [illegible]
[illegible] Family
[illegible] & [illegible] Margaret Kane
Box 27
Port Jefferson
New York 11777

A10144

RioRancho
NEW MEXICO
REGIONAL REPRESENTATIVES

Roth Realty Corp.
1975 Hempstead Turnpike
East Meadow, New York 11554
(516) 292-3600

Dear Homesite Owner:

GOOD NEWS--10% PRICE INCREASE

Today we received a telegram informing us of a GUARANTEED PRICE INCREASE.

Rio Rancho Estates is selling at a far more rapid rate than was anticipated, and the availability of land is speedily diminishing.

The valuable property you acquired at Rio Rancho Estates is about to become MORE valuable. Yes, we have been notified that selling prices will be raised effective December 22, 1973.

Some of you have seen your property double in price, and some have even seen it triple since your original purchase.

Now that we are on the threshold of another increase, we felt it only fair to tell you in enough time for you to examine your finances. You may want to acquire more property at today's prices, knowing with absolute certainty that the price per acre WILL BE RAISED BY A FULL 10%.

If you have a friend or relative with whom you've been discussing Rio Rancho Estates, and he's been procrastinating, now is the time to get him to make the move!

To accommodate you and your guests we have arranged a group of special dinner parties. These dinner parties are for homesite owners and their guests only; you will be given a complete progress report to bring you up to date as to what is happening in and around Rio Rancho Estates, and you will be presented with new prices so you may see how much your property will appreciate in value.

For your convenience, we have enclosed a return envelope and guest list for your use. It will tell us exactly how many guests you intend to bring, so that we may set our tables accordingly and enable you to select the day and date of your choice.

Please give us as much advance notice as possible, it will aid us in giving you the most comfortable accommodations.

Very truly yours,

ROTH REALTY CORPORATION

A. L. Estrema

A. L. Estrema
General Manager

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
128f

ALE:jad
Enclosures

A10145

November 27, 1972

Dr. Adam Sporzynski
17516 Naff
Cleveland, Ohio 44119

Dear Dr. Sporzynski:

Thank you for your letter of inquiry regarding land you purchased in the Rio Rancho Estates.

I am sorry to advise that land such as you have purchased has little or no value in the Albuquerque market. My advise to you would be to try to sell it in your own area.

I feel we cannot be of service to you at this time.

Very truly yours,

Malcolm Lincoln

Malcolm Lincoln,
Vice-President

ML:jr

USA 336-475
(ED. 4-23-71)

1

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

129a id

A10146

[illegible] with regard to mortgage

[illegible] in my [illegible] in RR. ~~[illegible]~~

[illegible] Kenya Income ~~[illegible]~~ for 1973

[illegible] 1974 the [illegible] interest paid for three years was.

[illegible] 1974

.35 520.56

184.36
224.34
111.86
520.56

175.75
214.85
107.75
498.35

~~[illegible]~~

[illegible] the [illegible] of interest should and [illegible] provided the interest rate remains [illegible] RR property the same ([illegible] concerned).

[illegible] immediate reading an explanation of [illegible] discrepancy and for

A10147

Rio Rancho A DIVISION OF AMREP CORPORATION
3900 SOUTHERN BLVD., S.E., RIO RANCHO, NEW MEXICO 87124 (505) 898-4060

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
129d

September 28, 1973
1-01-11041-00-0-6
1-01-11041-01-0-3
1-01-11041-02-0-0
1-01-11041-03-0-1
1-01-11041-04-0-4

Dr. Adam Sporzynski
17516 Neff
Cleveland, Ohio 44119

Dear Dr. Sporzynski:

Thank you for your letter of March 13, 1973 regarding your accounts with us. I wish to apologize for the extreme delay in responding.

We are currently selling property comparable to your 2.08 acres in Unit 17 at $12,190.00: 3.00 acres in Unit 10 at $18,355.00; 1.06 acres in Unit 9 at $6,080.00, with corner lots being sold at an additonal $700.00. Commercial property comparable to yours in Unit 13 is being sold at $3,995.00 each lot.

As of yet, building has not begun in Units 17, 9 or 10 of Rio Rancho.

Concerning the resale of your property, as much as we would like to assist you with this transaction we regret that we are unable to do so. As you know, we are licensed real estate developers rather than brokers. We understand that some people have been successful in selling their lots by advertising in their hometown paper, or possibly you could arrange for a sale through a relative or friend.

In the past year Rio Rancho has undergone rapid development. A few of the more striking signs are:

> To date 1289 homes have been completed at Rio Rancho with 161 homes presently under construction and 80 contracts pending.
>
> Construction on new buildings and facilities, at a cost totaling $7.86 million is presently underway at Rio Rancho.
>
> The cost of current construction brings the total amount expended or committed to the Rio Rancho Community to more than $64 million in its nine-year history. To date more than 1263 homes have been completed with the community population numbering more than 4,000 people.

The Rio Rancho elementary school will be located on the same site as the temporary buildings in the Corrales Heights Section. The building will include an administration area, library, multi-purpose room and eight classrooms.

The high school, scheduled to be ready for the 1974-75 school term will serve Rio Rancho, Paradise Hills, Alameda, parts of the North Valley, and the town of Corrales.

There are approximately one half dozen churches of various denominations in Rio Rancho.

Please feel free to contact me if I can be of further assistance to you in any way.

Sincerely yours,

Harriet James

(Mrs.) Harriet James
Account Representative

YH:bd

cc: TLF

A10149

REALTY, INC.
28 [illegible] SAN MATEO, N.E.
ALBUQUERQUE, NEW MEXICO 87110

MLS

16 November 1972

Dr. Adam Sporzynski
17516 Neff
Cleveland, Ohio 44119

Dear Dr. Sporzynski,

Re: Your letter concerning Rio Rancho land. The local market for this property is very limited and a great deal of land is being offered.

We are taking listings on the following basis:

Listing price 1/2 acre lot: $1500
Length of listing: 1 year
Commission: 20%
Listing fee for placing in Multiple-Listing Service: $20.00

If you desire to have us attempt to sell your property under these terms, we would be happy to accept a listing. We will need a photo copy of your original purchase agreement and a copy of your deed. We will do our best to sell the property.

Sincerely,

James E. Bradley
President

JEB:bb

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
1292

To [illegible] [illegible]

[illegible] I am writing you [illegible] [illegible] ~~[illegible]~~ statement [illegible] 197[illegible] on my property in R.R.

According to your [illegible] [illegible] 1973 and 1974 ~~[illegible]~~ [illegible] paid ~~[illegible]~~ [illegible] [illegible] 495.55 (1973) and 525.56 (1974), respectively — ~~[illegible]~~ ~~[illegible]~~ Obviously, the amount of interest should decrease each year, ~~and not~~ and I believe you [illegible] [illegible] of 1971 [illegible] [illegible].

I ~~[illegible]~~ [illegible] receiving ~~[illegible]~~

I expect to hear from you regarding this matter. I would [illegible] [illegible] [illegible] from you

1970 253.52
33.11
174.60
335.87
527.46

Inform on the total amt of interest paid by me for the yrs 1968–1972, or ~~[illegible]~~ ~~[illegible]~~ breakdown of payments on capital and interest for the last [illegible] yrs

1971

Dec. 7 (Friday)

2 4 5

Unit 17 — 1969 834.36

1968 est. 831.47

This would mean that the amt of interest for 1974 was higher than that for 1973 which logically is incorrect. ~~It is logical~~ to expect from you ~~[illegible]~~ explanation of this obvious discrepancy. I would also appreciate receiving

HEINZ REALTY File 20 [illegible] 31

4100 SILVER, S.E., SUITE D • ALBUQUERQUE, NEW MEXICO 87108 • PHONE 505-266-3546
3700 32nd Circle SE, Rio Rancho, New Mexico, 87124, 505-898-3626

[illegible]

TO Dr. & Mrs. Adam Sporzynski,
17516 Neff Road,
Cleveland, Ohio, 44119

DATE May 12, 1975

Your letter of May 7, 1975 refers.

Your Unit 17, Block 57, Lot 12 - 2.08 acres. We,(I), took the price list of 6/3/74 of $14,250.00 and added $600.00 (increase of price as of 12/24/74) for 1/2 acre in lieu of 2 acres. New price should be $14,250.00 plus $2,400.00 equals $16,650.00 plus additional 0.08
$8,050.00 per acre,
acres equals $644.00 or a total of $17,294.00. Don't see how they figured $17,500.00.

Your letter of February 17 - NO LOTS SOLD BY ME IN THE LAST TWO YEARS!!!

Paul J. Heinz

BY Paul J. Heinz, Real Estate Broker

DATE

[illegible] RANCH assumed to be [illegible] miles south of Rio Rancho [illegible].

Thank you.

P. S. Hope to hear from you soon.

USA 33s-475
(ED. 4-23-71)

1

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

[illegible]

A10152

RIO RANCHO ESTATES
AMREP CONSTRUCTION CORPORATION

Planning
Custom Designing
Sales

4004 MARGIE ROAD, S.E.
RIO RANCHO ESTATES, NEW MEXICO 87124
PHONE 898-3214

August 19, 1970

Dr. Adam Sporzynski
17516 Neff
Cleveland, Ohio 44119

Dear Dr. Sporzynski:

Our mutal friend, Mrs. Phyllis M. Kotay, has given me your letters of May 27, and July 13, 1970, regarding the sale of your land holdings at beautiful Rio Rancho Estates, in the "Land of Enchantment".

At this time, I am only working on the resale of homes, and not land. However, I shall keep your letters regarding your land on file, and when the company authorizes me to work on land, I will contact you.

When I do sell land in this area, it may be on the basis of 20% discount on current price, plus 10% commission, plus 3% closing costs. As you can see Doctor, this comes to almost 1/3, or if you had a piece of land free and clear at $3,000.00, after taking off 1/3 you would only receive $2,000.00. Therefore, I would sincerely recommend that you put an ad in the larger newspapers of New York, Boston, Chicago, Milwaukee, or the Wall Street Journal. The cost of advertizing would be far less than 30% and as such would give you a greater return on your investment.

It is strongly recommended that you retain your land. Unit 16 is sold out, and they are building in Unit 11, Corrales Heights, and Panorama Heights. The Industrial area has 6 plants, the shopping center is under construction, also the professional golf course. The area is really booming.

If I may be of any further assistance, please contact me.

Very truly yours,

Paul W. Heinz

Paul W. Heinz

PWH/plm

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

129 J

RIO RANCHO ESTATES
AT ALBUQUERQUE A DIVISION OF AMREP CORPORATION
1429 CENTRAL AVENUE, N.W., ALBUQUERQUE, NEW MEXICO 87104 PHONE (505) 242-2611

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
129 L

December 1, 1969
09 62 023-C
09 31 022 & 105 & 09 39 003
13 J 023-24
10 25 049-50-51-52 & 59-60 (PIF)
17 57 012

Dr. Adam Sporzynski
17516 Neff
Cleveland, Ohio 44119

Dear Dr. Sporzynski:

Thank you for your letter of November 23, 1969. I have forwarded your inquiry concerning taxes on your Unit 10 property to Mr. Sommerhalder and the Tax and Deed Department, and you should be hearing from them in the very near future.

Concerning your inquiry about resales of property, may we suggest that you contact your local representatives again about this matter. They will be able to give you all the necessary information, we feel sure. We have not yet formed a resale department here at Rio Rancho Estates.

We're sorry that the microfilm copies on your accounts turned color before reaching you, and thereby became illegible. We have now obtained new equipment, and we're enclosing the 1967-68 ledger copies on all of your accounts. In January of 1970 you will receive a statement on each of your accounts for the calendar year 1969. If you find you need more information after receiving these statements, please let us know.

Do not hesitate to write us at any time, also, if we can be of assistance in some other way.

Sincerely yours,

RIO RANCHO ESTATES, INC.

Phillip G. Cohen
Assistant Vice President

co-encs.

cc: A & H - # 40-1 & 73

Identical letters mailed Nov. 11 '72
to Sunland Realty, Inc
2841 San Mateo, N.E.
Rio Rancho Estates, N.M.
87124

A10154

Dr. Adam Sporzyński
17516 Neff
Cleveland, Ohio 44119

November 8, 1972

Hapsas Realty, Inc.
5909-B Central Ave., N.E.
Albuquerque, New Mexico 87108

Gentlemen:

A few years ago I bought several acres of residential property in Rio Rancho in Units 9, 10, and 17, and two commercial lots in Unit 13. Four acres of residential property are now fully paid for with Warranty Deeds in my possesion.

At present I am considering selling one acre in Unit 10, Block 25, Lots 51-52 which is fully paid for. I am willing to offer attractive terms: e.g. price 10-15% below the current selling price, and convenient premiums of $100.00 per month at 53/4% with a low down payment /20% of the selling price/.

I would appreciate your comments regarding my inquiry.

Very truly yours,
Adam Sporzyński

GOVERNMENT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
129 (z)

GOVERNMENT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
129 (a)(a)

A10155

Dr. Adam Spoczynski
17616 Neff Rd
Cleveland, Ohio 44119

May 7, 1976

Heinz Realty
3700 32nd Circle SE
Rio Rancho, N.M.
87124

Dear Mr. Heinz:

I am in receipt of your correspondence dated May 3 regarding my property at Rio Rancho.

The prices of my property listed by you correspond closely to those obtained by me from Rio Rancho in April this year with the exception of 17-57-12 (2.08 acres). Rio Rancho selling price was given as $17,500 while your price is only $14,850 for the same property. I would like to know the reason for this discrepancy.

I am seriously considering selling some of my property at Rio Rancho provided I obtain XXXX information regarding the number of lots sold by you in the last two years (cf. my letter of February 17).

Some time ago I read in a local newspaper that the Campbell Family Foundation in Albuquerque donated to the Federal Government 220,000 acres of land along the Rio Grande river to be used as a wildlife preserve. I would like to know if this land is in the vicinity of Rio Rancho and, if so, whether it would enhance attractiveness of the Rio Rancho land.

Thank you for your cooperation.

Very truly yours,

Adam Spoczynski

A10156

3809 Oakmount
Rio Rancho, N.M. 87124

March 17, 1976

Dr. Adam Sporzynski
17516 Neff Rd.
Cleveland, OH 44119

Dear Dr. Sporzynski:

From what I know of the market for sale of Rio Rancho property (newspaper ads, conversation with builders, etc.) it is unlikely that you would be able to sell your property for what Amrep values it at, at this time.

Builders have bought lots at auction recently for about $500.

The area is growing, however, and it's possible that within the next 5 years or so you may be able to realize a return on your investment.

We found that the only way to realize a return at this time is to build a house on the property and sell it. This is in fact what our plans are over the next three or four years.

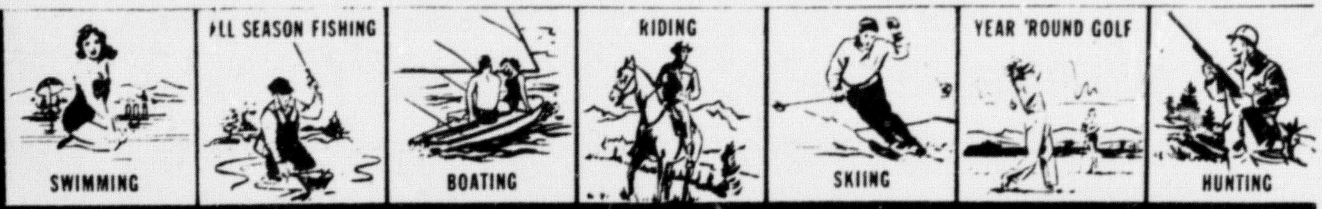
In hopes this information is of some assistance we remain,

Very truly yours,

David J. Heil

David J. Heil

GOVERNMENT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
129(bb)

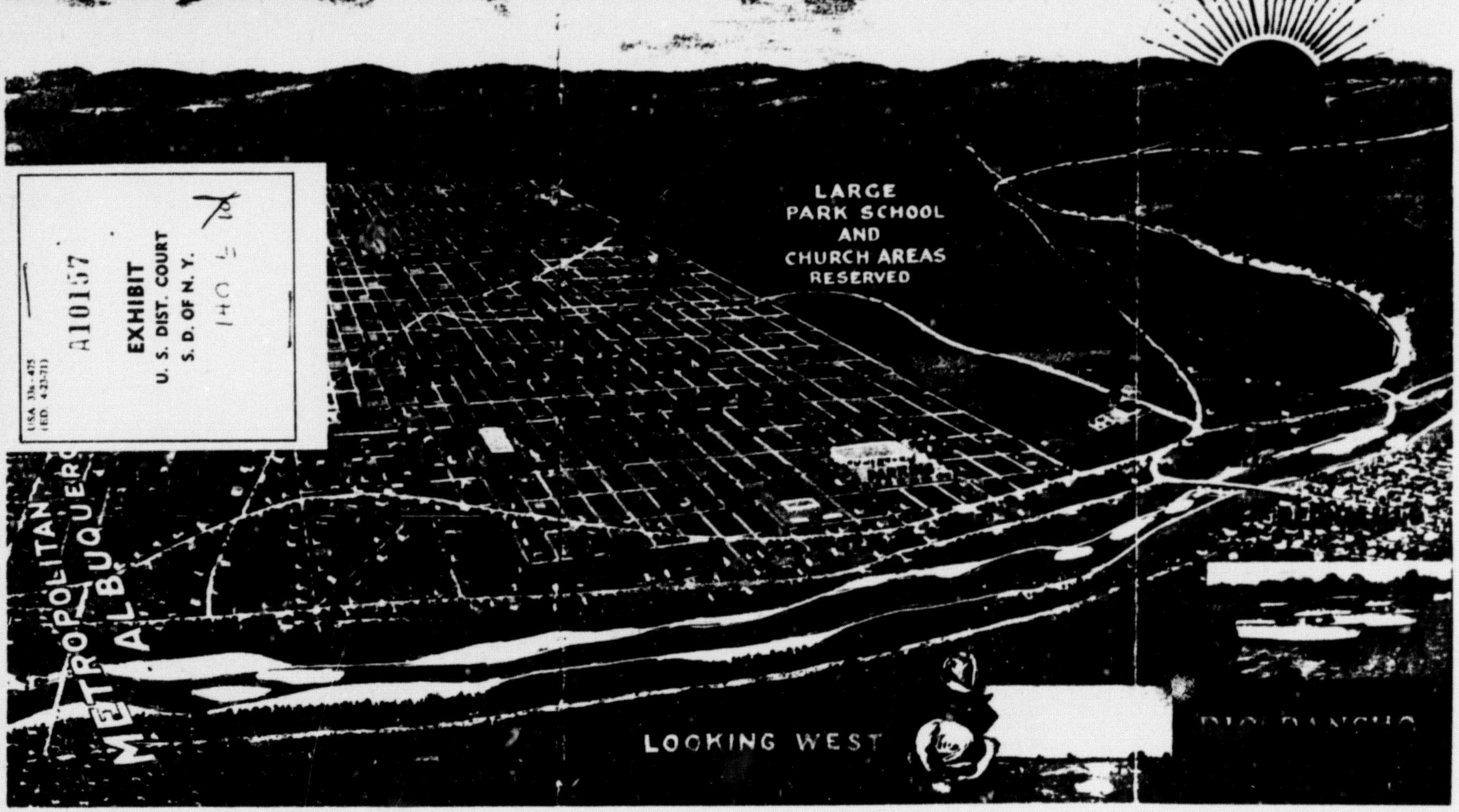

SWIMMING
ALL SEASON FISHING
BOATING
RIDING
SKIING
YEAR 'ROUND GOLF
HUNTING

USA 33s-475
(ED. 4-23-71)

A10157

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

140 4 78


LARGE
PARK SCHOOL
AND
CHURCH AREAS
RESERVED
METROPOLITAN
ALBUQUERQUE
LOOKING WEST
RIO RANCHO

B/NY

A10158

RESERVATION AND PURCHASE AGREEMENT
RIO RANCHO ESTATES, INC.

Date [illegible] 19 72

No. [illegible]
Size [illegible]
Account No. [illegible]

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
141a

Rio Rancho Estates, Inc.
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

Gentlemen:

I (We) ("Buyer") would like to purchase from you ("Seller"), on the terms set forth below, the following lot(s) at Rio Rancho Estates, as shown on the plat filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, page(s)______:

UNIT	BLOCK	LOT(S)	PURCHASE PRICE
26	[illegible]	22-23-24-25	[illegible]

(Buyer authorizes Seller to insert all data required for the completion of the foregoing property description):

[redacted]

*Taxes are Payable by the Buyer commencing with the first year after the calendar year of sale. Such taxes, which currently are less than $2 per lot per year, are added to the Unpaid Balance but are not included in the finance charge.

As set forth in the Purchase Agreement, Buyer will receive a Warranty Deed to the lot(s) when the purchase price has been paid in full, but until the purchase price has been paid Seller retains title to the lot(s). Buyer may prepay all or any part of the Unpaid Balance at anytime without penalty.

REFUND GUARANTEE

Buyer shall have six months from the above date to make a registered personal inspection of Rio Rancho Estates on a Company-guided tour and have every penny paid to Seller refunded if he is not satisfied in any way provided Seller is so notified at the time of initial inspection on a form provided by Seller. This provision shall not apply to property purchased while present at, or subsequent to a visit to Rio Rancho Estates, and cannot be exercised by any agent on behalf of Buyer.

[redacted]

Buyer shall have the option to void this Agreement if he has not received a Property Report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development in advance of, or at the time of signing this Agreement. Buyer shall have the right to revoke this Agreement within 48 hours after signing this Agreement if Buyer did not receive such Property Report at least 48 hours before signing.

I (We) understand that by signing below I am (we are) offering to purchase the lot(s) on the conditions set forth, and it is agreed that this Purchase Agreement sets forth the entire agreement between the parties, that no agent or representative of the Seller shall have any authority whatsoever to change or modify this Agreement in any manner, or to make any other agreement or representation on behalf of the Seller, and that if Rio Rancho Estates, Inc. signs a copy hereof this will be a binding contract, which may not be modified or amended except in writing, signed by Buyer and Seller.

I (We) acknowledge receipt of copies of the restrictive covenants, the Property Report filed with the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development and any applicable Public Report, Offering Statement or Prospectus required by State authorities. [illegible]
Buyer(s) Initial Here

Name(s) and address(es) of Buyer(s)
(Please Print)

[illegible]
[illegible]
[illegible]
[illegible] N.Y. 11236

Telephone # [illegible]

[redacted]

Each buyer must initial where applicable: I do ______
I do not [illegible] expect to use the above property as my principal residence.

☐ Joint Tenancy with Right of Survivorship
☐ Sole Owner ☐ As Trustee ☐ Tenancy in Common

BUYER'S SIGNATURES

Buyer [illegible]

Buyer (if two), and Relationship

Approved and Accepted
RIO RANCHO ESTATES, INC.

By ______
Assistant Vice President

RR-434-3

RECEIPT

A10159

GUARANTEES AND CONDITIONS OF SALE

1. All roads will be built to Sandoval County specifications, dedicated to Sandoval County and fully paid for by Rio Rancho Estates.

2. Buyer shall have the right to exchange property described herein at any time during the next five years after date of this Purchase Agreement for any other available property of equal value at no increase in price whatever. If Buyer pays in full for the property described herein within thirty (30) days from the date of this Purchase Agreement, Buyer shall have the right for a period of one year after the date of this Purchase Agreement, to exchange the property described herein for any other available property of equal value at no increase in price to Buyer whatever.

3. If when Buyer is ready to build a home, utilities have not yet reached his site, Seller will exchange a building lot of comparable value in an area already served by utilities, for a single lot of Buyer.

4. In the event of illness or other emergency, upon written request of the Buyer accompanied by satisfactory proof of illness or emergency, and with the written consent of the Seller, Buyer may delay payments under this Agreement for up to 60 days without penalty, ONCE during the life of this Agreement.

5. Upon payment in full of the purchase price with interest Seller is to deliver a warranty deed conveying title to the lot(s) free and clear of all liens, restrictions, covenants and encumbrances other than matters of record and mineral reservation. All of the minerals in and under the lots are reserved by Seller, but the sale of the lot(s) shall include a perpetual right to receive one-half of all royalties and/or proceeds of actual mineral production to which Seller has become entitled and which are attributable to the lot(s), as and when such royalties or proceeds are received by Seller. In the event Seller is unable to convey such title to Buyer after having used reasonable diligence to make title insurable, the Seller shall be obligated to return all payments made by Buyer to Seller on account of this Agreement and thereupon this Agreement shall be cancelled.

6. All property will be clearly staked and marked for proper identification.

7. All closing costs, except for recording fees, are to be paid by the Seller.

8. All payments shall be made on or before the due date at the office of Seller in Albuquerque, New Mexico, or at such other place and to such authorized agent as Seller may designate. All payments shall be applied first to interest and then to principal.

9. This Purchase Agreement and any rights or interests hereunder are transferable by Buyer only with written consent of Seller, on forms furnished by Seller and upon payment of a transfer fee, provided all payments due under this Agreement to the date of transfer shall have been paid.

10. **If Buyer shall be in default for a period of 60 days in the payment of any monthly installment, Seller shall have the right to terminate this Contract by mailing to Buyer notice in writing of its election to do so, sent by registered or certified mail. If within 14 days after Seller so mails such notice Buyer does not pay in full all installments then in default, (i) all rights of Buyer hereunder and in and to the lot(s) described on the first side shall cease and terminate, and (ii) all payments made on account of the purchase price and interest may be retained by the Seller, as liquidated damages and not as a penalty. An affidavit made by Seller or its agent showing such default and cancellation and recorded in the office of the County Clerk of Sandoval County, New Mexico, shall be conclusive proof, in favor of any subsequent bonafide purchaser or encumbrancer for value, of such default and cancellation; and Buyer hereby irrevocably authorizes Seller or its agent to thus declare and record such default and cancellation, and agrees to be bound by such declarations.**

11. Seller warrants and represents that Buyer will receive good and marketable title, and will have peaceful use and occupation of said lot.

State of New Mexico
County of ______________________________ **SS.**

On this ______________________________ **day of** ________________ **19**____

before me came ______________________________ **to me known, who, being duly sworn, deposes**

and says that s(he) is ______________________________ **of Rio Rancho Estates, Inc., and has executed**
Title

this Agreement in that capacity.

____
Notary

RESERVATION
AND
PURCHASE
AGREEMENT

Residents of the State of New York by virtue of the laws of that state must be furnished with a copy of the New York Offering Statement at the time any solicitation or offer to sell is made, and any contract to purchase lots which is signed before such New York resident has received a copy of the New York State Offering Statement is deemed invalid. All warranties and representations contained in such Offering Statement are hereby incorporated and made a part of this Agreement which shall survive delivery of the dead.

RIO RANCHO ESTATES, Inc.
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

16178

7/13 COUNT 41 029a RK

A10160

RIDER ATTACHED TO AND MADE PART OF PROPERTY EXCHANGE AMENDMENT TO CONTRACT

NO. 26-132-22 & 23

BETWEEN RIO RANCHO ESTATES (SELLER) AND ALLEN & LILLIAN SEDER

(BUYER)

ACCOUNT NUMBER 1-20-59170-00-0

We are amending a clerical error in the Purchase Terms of the above mentioned Exchange amendment. Payment terms are amended as follows:

PAYMENT TERMS

Total Cash Purchase Price		$ 3840.00
Previous Principal Payments	$ 1509.18	
Appreciation on Prior Property	$ -0-	
Cash Down Payment	$ -0-	$ 1509.18
Unpaid balance of Cash Price (Amount financed)		$ 2330.82
FINANCE CHARGE		$ 755.27
Total Deferred Payment Price		$ 4595.27

MONTHLY PAYMENTS

Amount $	33.39
Payment Date	20th day of month
First Payment Due	4-20-73
Number of Payments	93
Total of Payments $	3086.09
ANNUAL PERCENTAGE RATE (Interest)	7½%

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
141 C

Merl R. Oler
Assistant Vice President

A10161

TR/RR

PROPERTY EXCHANGE AMENDMENT
RIO RANCHO ESTATES, INC.

Date 6-6, 19 72

Amendment to Contract = [illegible]

Rio Rancho Estates, Inc.
National Administrative Office
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

Gentlemen:

I (We) ("Buyer") would like to exchange the following property located in:

UNIT	BLOCK	LOT(S)	PURCHASE PRICE
26	157	22-23-24-25	3320

And I (We) do hereby agree to purchase in lieu thereof on the terms set forth below:

UNIT	BLOCK	LOT(S)	PURCHASE PRICE
2	32	22-25	[illegible]

at Rio Rancho Estates, as shown on the plat(s) filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. - page(s) 45

(Buyer agrees that Seller may enter description of exact location of property upon approval of this Agreement by a duly authorized officer of Seller):

PAYMENT TERMS

Total Cash Purchase Price		$4030.00
Previous Principal Payments	$1509.18	
Appreciation on Prior Property	$	
Cash Down Payment	$	$1509.18
Unpaid balance of Cash Price (Amount financed)		$2520.82
FINANCE CHARGE		$810.91
Total Deferred Payment Price		$4840.91

MONTHLY PAYMENTS

Amount $ 35.87

Payment Date 20 day of month

First Payment Due 4-20-73

Number of Payments 93

Total of Payments $ 3331.73

ANNUAL PERCENTAGE RATE (Interest) 7%

THIS EXCHANGE IS ALSO TO BE SUBJECT TO THE GUARANTEE AND CONDITIONS OF THE REVERSE SIDE HEREOF.

Buyer shall have the option to void this Amendment if he has not received a Property Report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development in advance of, or at the time of signing this Amendment. Buyer shall have the right to revoke this Agreement within 48 hours after signing this Amendment if Buyer did not receive such Property Report at least 48 hours before signing.

I (We) understand that by signing below I am (we are) offering to exchange the lot(s) on the conditions set forth, and it is agreed that this Amendment sets forth the entire agreement between the parties, that no oral representations have been made to induce Buyer(s) to enter into this Amendment, and, that no agent or representative of the Seller shall have any authority whatsoever to change or modify this Amendment in any manner, or to make any other agreement or representation on behalf of the Seller, and that if Rio Rancho Estates, Inc. signs a copy hereof this will be a binding Amendment of my (our) above numbered original contract, which may not be further modified or amended except in writing, signed by Buyer and Seller.

I (We) acknowledge receipt of copies of the restrictive covenants, the Property Report filed with the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development and any applicable Public Report, Offering Statement or Prospectus required by State authorities. [illegible]
Buyer(s) Initial Here

Name(s) and address(es) of Buyer(s) (Please Print)

[illegible] EDER
[illegible] EDER
[illegible]
[illegible]

Telephone # [illegible]

Code # [illegible] Representative [illegible]
Broker [illegible] Rep. Code # [illegible]

☑ Joint Tenancy with Right of Survivorship
☐ Sole Owner ☐ As Trustee ☐ Tenancy in Common

BUYER'S SIGNATURES

Buyer

Buyer (if two), and Relationship

Approved and Accepted
RIO RANCHO ESTATES, INC.

By
Assistant Vice President

RR 213-7

APPROVAL

GUARANTEES AND CONDITIONS OF EXCHANGE

1. If Buyer has not visited Rio Rancho Estates, Buyer shall have six months from the date of Buyer's above numbered *original* contract to make a registered personal inspection of Rio Rancho Estates on a Company-guided tour and have every penny paid to Seller refunded if he is not satisfied in any way, provided Seller is so notified at the time of initial inspection on a form provided by Seller. This provision shall not apply to property purchased while present at, or subsequent to a visit to Rio Rancho Estates, and cannot be exercised by any agent on behalf of Buyer.

2. Taxes are payable by Buyer commencing with the first day of the month following the date of this Reservation and Purchase Agreement.

3. Buyer shall have the right to exchange his property described herein for five years from the date of his above numbered *original* contract and prior to the delivery of a deed for any other available property of equal value at no increase in price whatever.

4. Buyer relinquishes all rights to the property described in the above numbered *original* contract upon execution of this Amendment by a duly authorized officer of Seller; provided, that if this Amendment does not become effective for any reason whatever and Buyer's original property is no longer available, Seller may substitute property of like selling price and use, and the above numbered *original* contract shall in all other respects continue in full force and effect.

5. Except as herein specifically amended, the above numbered *original* contract shall remain in full force and effect.

State of New Mexico
SS.
County of Sandoval

On this 16th day of March 19 73
before me came Kurt R. Olen to me known, who, being duly sworn, deposes and says that s(he) is Ass't Vice. Pres. of Rio Rancho Estates, Inc., and has executed
Title
this Agreement in that capacity.

Mary T. Lee
Notary

**PROPERTY
EXCHANGE
AMENDMENT**

RIO RANCHO ESTATES, Inc.
National Administrative Office
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

RR 213-7

7/B COUNT 41 024a RC

A10163

RIO RANCHO ESTATES
AT ALBUQUERQUE
REGIONAL REPRESENTATIVES ▶

A. T. C. Realty Corp.
1790 Broadway
New York, New York 10019
(212) 582-7300

BRANCH OFFICE: 133-50 41st Avenue
Flushing, N.Y. 11355
(212) 445-[illegible]

December 15, 1972

Mrs. Lillian Seder
964 East 102 St.
Brooklyn, N.Y. 11236

Dear Mrs. Seder:

Subsequent to your meeting with our Mr. Geller, this letter will confirm our readiness to reduce your property holdings to one acre at a price of $4,030.00, with payments to be reduced to $35.52 per month.

We look forward to hearing from you.

Very truly yours,

A.T.C. REALTY CORP.

Peter H. Miller
Vice President

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
141 f

A.T.C. Realty Corp.
1790 Broadway
New York, New York 10019

Make call to Mr. [illegible]
Jan 22, 1973
(@2,30 PM

NEW YORK, N.Y.
DEC 19
PM
1972

DEC 19 '72

18th floor

2:30

Mrs. Lillian Seder
964 East 102 St.
Brooklyn, N.Y. 11236

A10164

188.84
545
1745.9
18004

188.84
545

A10165

Rider to Rio Rancho Estates, Inc. contract #

Unit: 26 Block: 132 Lot(s): 22-23

Name of Purchaser(s) Lillian Seder
(Please Print)

I DO ( ) DO NOT (× L.S.) expect to use the above property as my principal residence. (Initial one)

March 6, 1973
(Date)

Signed: Lillian Seder

RR 354

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
1411 fd

I-33

A10166 GX 144-A

B/E

RESERVATION AND PURCHASE AGREEMENT
RIO RANCHO ESTATES, INC.

No. 26-183-10
Size 1/4 acres
Account No. 6[illegible]6-00-0

Date APRIL 3 1972

Rio Rancho Estates, Inc
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

Gentlemen

I (We) ("Buyer") would like to purchase from you ("Seller") on the terms set forth below, the
following lot(s) at Rio Rancho Estates as shown on the plat filed in the office of the County Clerk of
Sandoval County, New Mexico, in Rio Rancho Estates Plat Book ~~XXXX~~ page(s) 47
No. 2, West

UNIT	BLOCK	LOT(S)	PURCHASE PRICE
26	183	10	$3025.00

(Buyer agrees that Seller may enter description of exact location of property upon approval of this Agree-
ment by a duly authorized officer of Seller)

PAYMENT TERMS

Total Cash Purchase Price $3025.00
Cash Downpayment $305.00
Unpaid Balance of Cash Price (Amount Financed) $2720.00
Other Charges NONE*
FINANCE CHARGE $802.99
Total Deferred Payment Price $3828.99

MONTHLY PAYMENTS

Amount $41.00
Payment Date 10[illegible]
First Payment Due MAY 10[illegible]
Number of Payments 86
Total of Payments $3522[illegible]
ANNUAL PERCENTAGE RATE [illegible]
(interest)

*Taxes are Payable by the Buyer commencing with the first year after the calendar year of sale. Such
taxes, which currently are less than $2 per lot per year are added to the Unpaid Balance but are not
included in the finance charge.

As set forth in the Purchase Agreement, Buyer will receive a Warranty Deed to the lot(s) when the
purchase price has been paid in full, but until the purchase price has been paid Seller retains title to the
lot(s). Buyer may prepay all or any part of the Unpaid Balance at anytime without penalty.

THIS PURCHASE IS ALSO TO BE SUBJECT TO THE GUARANTEES AND CONDITIONS OF THE [illegible]

I (We) acknowledge receipt of copies of the restrictive covenants, the Property Report filed with the
Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development and any
applicable Public Report, Offering Statement or Prospectus required by State authorities. WEB
Buyer(s) Initial Here

Buyer shall have the option to void this Agreement if he has not received a Property Report prepared
pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development in
advance of, or at the time of signing this Agreement. Buyer shall have the right to revoke this Agreement
within 48 hours after signing this Agreement if Buyer did not receive such Property Report at least 48 hours
before signing.

I (We) understand that by signing below I am (we are) offering to purchase the lot(s) on the conditions set forth, and it is agreed that this Purchase Agreement sets forth the entire agreement between the parties, that no agent or representative of the Seller shall have any authority whatsoever to change or modify this Agreement in any manner, or to make any other agreement or representation on behalf of the Seller, and that if Rio Rancho Estates, Inc. signs a copy hereof this will be a binding contract, which may not be modified or amended except in writing, signed by Buyer and Seller.

Name(s) and address(es) of Buyer(s)
(Please Print)

MR. WILLIAM E. BRINDLE
1023 WASHINGTON ST.
DEFIANCE, OHIO 43512
U.S.A.

Telephone #

☐ Joint Tenancy with Right of Survivorship
☒ Sole Owner ☐ As Trustee ☐ Tenancy in Common

BUYER'S SIGNATURES
Buyer William E. Brindle
Buyer (if two), and Relationship

Approved and Accepted
RIO RANCHO ESTATES, INC.
By Kurt R. Olsen
Assistant Vice President

Sale # [illegible] Representative [illegible] CO, A. 005

OFFICE

A10167

[illegible] AND CONDITIONS OF SALE

1. All roads will be built to Sandoval County specifications, dedicated to Sandoval County and fully paid for by Rio Rancho Estates.

2. Buyer shall have the right to exchange property described herein at any time during the next five years after date of this Purchase Agreement for any other available property of equal value at no increase in price whatever. If Buyer pays in full for the property described herein within thirty (30) days from the date of this Purchase Agreement, Buyer shall have the right for a period of one year after the date of this Purchase Agreement, to exchange the property described herein for any other available property of equal value at no increase in price to Buyer whatever.

3. If when Buyer is ready to build a home, utilities have not yet reached his site, Seller will exchange a building lot of comparable value in [illegible] already served by utilities, for a single lot of Buyer.

4. In the event of illness or other emergency, upon written request of the Buyer accompanied by satisfactory proof of illness or emergency, and with the written consent of the Seller, Buyer may delay payments under the Agreement for up to 60 days without penalty, ONCE during the life of the Agreement.

5. Upon payment in full of the purchase price with interest Seller is to deliver a warranty deed conveying title to the lot(s) free and clear of all liens, restrictions, covenants and encumbrances other than matters of record and mineral reservation. All of the minerals in and under the lots are reserved by Seller, but the sale of the lot(s) shall include a perpetual right to receive one-half of all royalties and/or proceeds of actual mineral production to which Seller has become entitled and which are attributable to the lot(s), as and when such royalties or proceeds are received by Seller. In the event Seller is unable to convey such title to Buyer after having used reasonable diligence to make title insurable, the Seller shall be obligated to return all payments made by Buyer to Seller on account of this Agreement and thereupon this Agreement shall be cancelled.

6. All property will be clearly staked and marked for proper identification.

7. All closing costs are to be paid by the Seller.

8. All payments shall be made on or before the due date at the office of Seller in Albuquerque, New Mexico, or at such other place and to such authorized agent as Seller may designate. All payments shall be applied first to interest and then to principal.

9. The Purchase Agreement and any rights or interests hereunder are transferable by Buyer only with written consent of Seller.

10. If Buyer shall be in default for a period of 60 days in the payment of any monthly installment, Seller shall have the right to terminate this Contract by mailing to Buyer notice in writing of its election to do so, sent by registered or certified mail. If within 14 days after Seller so mails such notice Buyer does not pay in full all installments then in default, (i) all rights of Buyer hereunder and in and to the lot(s) described on the first side shall cease and terminate, and (ii) all payments made on account of the purchase price and interest may be retained by the Seller, as liquidated damages and not as a penalty. An affidavit made by Seller or its agent showing such default and cancellation and recorded in the office of the County Clerk of Sandoval County, New Mexico, shall be conclusive proof, in favor of any subsequent bonafide purchaser or encumbrancer for value, of such default and cancellation, and Buyer hereby irrevocably authorizes Seller or its agent to thus declare and record such default and cancellation, and agrees to be bound by such declarations.

State of New Mexico [redacted] New Mexico
County of [redacted] Sandoval

ss.

On this 24 day of April 1972

before me came Raul R. Olea to me known, who, being duly sworn, deposes

and says that affiant is Ass't Vice Pres. of Rio Rancho Estates, Inc., and has executed
Title

this Agreement in that capacity.

M. V. Martinez
Notary

USA 33a-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

144 (b)

A10168

Rider to Rio Rancho Estates, Inc. contract #

Unit: 26 Block: 183 Lot(s): 10

Name of Purchaser(s) WILLIAM E. BRINDLE
(Please Print)

I DO ( ) DO NOT (WEB) expect to use the above property as my principal residence. (Initial one)

April 3, 1972
(Date)

Signed: William E. Brindle

RR 354

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
146C Id

Rider to [illegible] Rancho Estates, Inc. Contract #

Unit/Block/Lot(s) 20

Name of Purchaser(s) [illegible]
(Please Print)

I Do ( ) Do Not (X) expect to use the above property as my principal residence. (Initial one)

[illegible]
(Date)

Signed: [illegible]

RIO RANCHO ESTATES
A DIVISION OF AMREP CORPORATION
[illegible] SOUTHERN BLVD. [illegible] RIO RANCHO ESTATES, N.M. [illegible] PHONE [illegible]

January 31, 1972

Mr. & Mrs. David Jones
149-21 Queens Blvd.
Jamaica, New YOrk 11435

CERTIFIED MAIL
Acct.#37909-01-0

Dear Mr. & Mrs. Jones:

FINAL NOTICE

It is unfortunate that we will have to cancel our agreement with you in the near future because you are delinquent $ 736.80 in your very valuable investment account. It concerns us to see that the monies you have already paid to us, $ 1248.00 , will be forfeited.

We wish to stress the fact that your investment has become more valuable, and we are sincere in our regret that you no longer will be part of the "new city" of Rio Rancho Estates that is being built just outside of Albuquerque.

But since you have not kept your account current, it is necessary we notify you that unless the amount of your delinquency reaches us within 14 days from today, your agreement will be cancelled and all monies paid in will be retained by us in accordance with the terms and conditions of your Purchase Agreement.

Do not let this valuable investment slip through your fingers. Please mail your check today or write to me if you are having financial difficulties, and I will try to work with you to help you keep your share in the future of Rio Rancho Estates.

Sincerely yours,

RIO RANCHO ESTATES, INC.

Allan I. Lipman

Allan I. Lipman
Administrative Manager

AIL:sg

Enclosure

sfn/1

#028

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
146 j id

A10171

RIO RANCHO ESTATES
AT ALBUQUERQUE A DIVISION OF AMREP CORPORATION
P. O. BOX [illegible] ALBUQUERQUE NEW MEXICO [illegible] PHONE [illegible]

October 4, 1971
CERTIFIED MAIL

Mr. & Mrs. David James
140-21 Queens Blvd.
Jamaica, New York 11435

Account #.37909-01-0

Dear Mr. & Mrs. James:

FINAL NOTICE

It is unfortunate that we will have to cancel our agreement with you in the near future because you are delinquent $ 852.00 in your very valuable investment account. It concerns us to see that the monies you have already paid to us, $1657.00 will be forfeited.

We wish to stress the fact that your investment has become more valuable, and we are sincere in our regret that you no longer will be part of the "new city" of Rio Rancho Estates that is being built just outside of Albuquerque.

But since you have not kept your account current, it is necessary we notify you that unless the amount of your delinquency reaches us within 14 days from today, your agreement will be cancelled and all monies paid in will be retained by us in accordance with the terms and conditions of your Purchase Agreement.

Do not let this valuable investment slip through your fingers. Please mail your check today or write to me if you are having financial difficulties, and I will try to work with you to help you keep your share in the future of Rio Rancho Estates.

Sincerely yours,

RIO RANCHO ESTATES, INC.

Clarence Cummings

Clarence Cummings
Vice-President

CC:jrh
Enclosure

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

A10172

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

146 s Id

OFFERING STATEMENT
RIO RANCHO ESTATES
Near
ALBUQUERQUE, NEW MEXICO

THE FILING OF THE STATEMENT AND THIS OFFERING STATEMENT WITH THE DEPARTMENT OF STATE OF THE STATE OF NEW YORK DOES NOT CONSTITUTE APPROVAL OF THE SALE OR LEASE OR OFFER FOR SALE OR LEASE BY THE DEPARTMENT OF STATE OR ANY OFFICER THEREOF OR THAT THE DEPARTMENT OF STATE HAS IN ANY WAY PASSED UPON THE MERITS OF THE OFFERING

APRIL 28, 1969

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RR-200-3

OFFERING STATEMENT

RIO RANCHO ESTATES, INC.
1429 Central Ave., N.W., Albuquerque, New Mexico

OFFICERS

Office	Name	Address
Chairman of the Board	Irving W. Blum	1441 Broadway, N.Y., N.Y. 10018
President	Howard W. Friedman	16 W. 61st St., N.Y., N.Y. 10023
Executive Vice-President	Chester Carity	16 W. 61st St., N.Y., N.Y. 10023
Senior Vice-President	Henry L. Hoffman	16 W. 61st St., N.Y., N.Y. 10023
Vice-President of Marketing	Mitchell S. Roberts	16 W. 61st St., N.Y., N.Y. 10023
Vice-President	John E. Sommerhalder	1429 Central Ave., N.W., Albuquerque, N.M. 87104
Treasurer	Daniel Friedman	16 W. 61st St., N.Y., N.Y. 10023
Secretary	Edward B. Winslow	70 Pine Street, N.Y., N.Y. 10005

BACKGROUND INFORMATION

Rio Rancho Estates, Inc. (the "Company") was organized in 1961 to acquire title to the subdivision known as Rio Rancho Estates, and the Company is engaged in the business of subdividing and selling such property. 100% of the stock of the Company is owned by AMREP Corporation, an Oklahoma corporation, with offices in New York City; Ocala, Florida; and Tulsa, Oklahoma. (Main office and business headquarters of AMREP Corporation is located at 16 West 61st Street, New York, New York 10023.)

Irving W. Blum, Chairman of the Board of Directors of the Company, is a certified public accountant, but he has been primarily engaged in real estate development work for the past 20 years. Since 1959 he has devoted substantially all of his time to the affairs of the parent corporation, AMREP Corporation, its predecessor and subsidiaries, and their subdivisons, viz: Rainbow Lakes Estates, a 10,000 acre subdivision located in Central Florida, and Rio Rancho Estates.

Howard W. Friedman was a practicing certified public accountant for a number of years prior to 1957. From 1957 to 1962 he was a partner in Schoenfeld-Friedman, Certified Public Accountants, although he was not active in its affairs. Since 1957 Mr. Friedman has been associated with Messrs. Carity and Hoffman in their various activities as controller and chief financial officer. Since 1959 he has devoted a major portion of his time to the affairs of AMREP Corporation, its predecessor and subsidiaries, and their subdivisions.

Since 1954 Chester Carity and Henry L. Hoffman have been associated as principals in numerous organizations engaged in the advertising and sale of various products on a nationwide basis. Their activities have been concentrated on the merchandising of various products, buying and selling for their own account as principals and also as sales consultants to others. Since 1959 they have devoted a major portion of their time to the affairs of AMREP Corporation, its predecessor and subsidiaries, and their subdivisions.

Mitchell S. Roberts was an instructor of marketing research and advertising at The City College of New York from 1946 to 1959. From 1960 to 1962 he was engaged in product development and marketing analytical work, and since 1962 he has been a sales economist for AMREP Corporation, and the Company.

John E. Sommerhalder became associated with Rio Rancho Estates, Inc. in 1964. He was the Subdivider's General Manager in Albuquerque from 1965 to April 1968 when he was elected to the office of Vice President. Prior to 1964 he was Customer Relations Manager of New Mexico Blue Cross-Blue Shield.

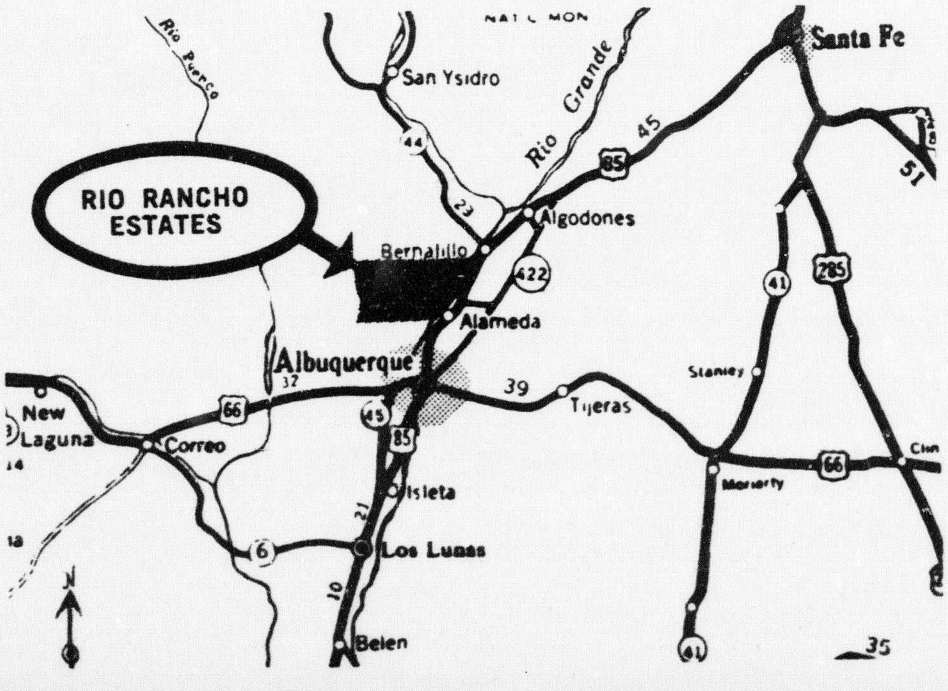
Daniel Friedman was a practising public accountant. From prior to 1958 until 1963 he was associated with Schoenfeld-Friedman, Certified Public Accountants. In 1963 he was employed by AMREP Corporation as Assistant Controller of that company, became Controller in 1965 and in April 1968 was elected to the office of Treasurer.

Edward B. Winslow has been a partner in the firm of Jacobs Persinger & Parker since February 1, 1968. From January 1963 to January 1968 he was a partner in the firm of Royall, Koegel, Rogers & Wells and had been associated with that firm for more than 10 years prior to January 1963.

THE PROPERTY

Rio Rancho Estates consists of about 55,000 acres of land in New Mexico near Albuquerque. This tract, formerly a cattle ranch, consists of rolling range land. It is bounded in part by the Rio Grande River, with more than two miles bordering the River, and stretches westward to the east rim of the Rio Puerco Canyon. The southeastern portion of the tract is bounded in part by a housing development and in part by the outskirts of metropolitan Albuquerque (Bernalillo County). Rio Rancho Estates lies entirely in Sandoval County; its southern boundary is the Bernalillo County line (which also is the northern limit of metropolitan Albuquerque); it extends six miles north from the county line, with its southern boundary over 11 miles in an east-west direction and its northern boundary approximately 15 miles long. The southeastern corner of Rio Rancho Estates is approximately 4½ miles north of Albuquerque's present city line, and about 11½ miles northwest of the heart of downtown Albuquerque. The property may be reached by state highways running northward from Albuquerque, and state highway 528 runs through the eastern portion of the property in a north-south direction.

The map below is approximately to scale. The distance from the center of Rio Rancho Estates to the heart of downtown Albuquerque is about 17 miles.


Rio Puerco
NAT'L MON
San Ysidro
Rio Grande
Santa Fe
44
45
85
51
RIO RANCHO ESTATES
23
Algodones
Bernalillo
422
285
41
Alameda
Albuquerque
32
39
Stanley
Tijeras
New
Laguna
66
45
85
Correo
14
66
Clin
Moriarty
Isleta
21
6
Los Lunas
N
10
Belen
41
35

The lots being offered by the Company in New York State are located in the following described Units of Rio Rancho Estates:

Unit	Distance from center of unit to S.E. entrance	Distance from center of unit to center of Rio Rancho Estates
1	11	6
2	10	5
3	9-1/2	5-1/2
4	7	3
5	7-1/2	3
6	8-1/2	3-1/2
7	7	2
8	5-1/2	2
9	5	2
10	3	1
11	3-1/2	1
12	5-1/2	2
13	5	4
16	1/2	4-1/2

The portions of such Units within which the lots are located are hereinafter collectively called the "Property".

The Company became the contract purchaser of all of Rio Rancho Estates in September, 1961. It owns the fee title to the Property, and its title is insured by Lawyers Title Insurance Corporation. The Property is divided into approximately 23,000 lots of varying sizes, the vast majority of which are either one-half or one acre in size, although some lots are of other sizes. The lots are shown on one or more of various plats prepared by Robert K. Walsh, New Mexico Registered Land Surveyor, of Albuquerque, New Mexico, which plats have been filed in the office of the County Clerk of Sandoval County in Rio Rancho Estates Plat Books as set forth in Schedule One attached. Each lot is individually staked at the corners.

TERMS OF OFFERING

Lots are offered for all cash or on an installment basis. On installment sales, interest is charged at the rate of 6% per annum on unpaid balances. The prices of the lots and the amounts of monthly payments for installment purchases (which payments cover both interest and amortization) are as follows:

	ONE-HALF ACRE		ONE ACRE	
Location of Lot	Total Price	Monthly Payments	Total Price	Monthly Payments
Unit 1	$1,595	$21	$3,070	$40
Unit 2	1,595	21	3,070	40
Unit 3	1,720	22	3,320	43
Unit 4	1,840	24	3,565	46
Unit 5	1,720	22	3,320	43
Unit 6	1,595	21	3,070	40
Unit 7	1,720	22	3,320	43
Unit 8	1,840	24	3,565	46
Unit 9	1,965	26	3,810	50
Unit 10	2,210	29	4,305	56
Unit 11	2,210	29	4,305	56
Unit 12	1,840	24	3,565	46
Unit 13	1,965-2,795	26-36	3,810-5,395	50-70
Unit 16	3,195	42	6,150	80

Corner lots are $500 higher than inside lots of corresponding size. Monthly payments for corner lots are $6 higher. Irregularly shaped lots are priced in accordance with their size, their prices being roughly proportionate to the prices for full acre lots.

ENCUMBRANCES

Deeds of lots from the Company to purchasers will convey the right to receive one-half of all royalties and/or proceeds of actual mineral production to which the Company becomes entitled and which are attributable to the lots purchased. However, so far as the Company knows there never has been any extraction of minerals, oil or gas from the Property. Portions of the Property also are subject to (a) easements and rights of way for streets, roads, ditches, canals, pipe lines, gas lines, telephone and telegraph lines and utility lines, and (b) restrictive covenants which (i) prohibit various non-residential structures and require dwellings to have at least 700 square feet of living area, (ii) provide for a minimum size lot on which buildings may be erected, (iii) limit the period during which unfinished structures can remain upon a lot, and (iv) contain other restrictions designed to prohibit undesirable acts and uses of the Property. None of such easements, rights of way or restrictions will interfere with the use of the Property for homesites.

The present tax assessment of Rio Rancho Estates is approximately $1,198,455, and the total taxes payable on the Property for the year 1968 are approximately $46,625. The current tax on a one-half acre or full acre lot not conveyed to a purchaser is about $1.15. Such taxes are to be paid by the Company until the end of the calendar year in which the purchase agreement is executed and thereafter by the purchaser. Until such time as a purchaser has paid the purchase price in full, the Company will collect the amount of the taxes from the purchaser and make payments thereof to the taxing authority. Amounts so collected from purchasers will be deposited in a special trust account with the Albuquerque National Bank, and the proceeds of such account will be used only for the payment of taxes.

LAND USE

The Property will be used exclusively for residential purposes, except that certain areas will be specially designated and set aside for schools, churches, shopping centers or commercial uses.

SURROUNDING COMMUNITIES

The city limits of Albuquerque are 4½ miles from the South-East entrance to Rio Rancho Estates (on State Highway 528) and 9½ miles from the center of the lots being offered. Until recent years the area between the lots being offered and Albuquerque was devoted largely to farming. However, substantial numbers of homes recently have been and still are being built in such area, and it is rapidly becoming a suburban residential area.

PUBLIC TRANSPORTATION FACILITIES

The Atchison Topeka & Santa Fe Railroad station in Albuquerque is 12.5 miles from the South-East entrance and 18.5 miles from the center of the lots being offered. The Albuquerque Airport, which is served by Trans World, Continental and Frontier Airlines is 21.5 miles, and the main bus depots in Albuquerque of Greyhound and Continental Trailways bus lines are 18 miles from the center of the lots being offered. The Albuquerque City Bus System provides regular bus service on its Rio Rancho Estates-Downtown Albuquerque run. Transfers can be made to any other part of the city.

TERRAIN

The Property, formerly part of a cattle ranch, consists of gently rolling land. It is between 5,000 and 6,000 feet above sea level. The soil is light and sandy and thus drains well naturally, and no flood control or other drainage facilities are required.

IMPROVEMENTS

In the first residential area (which is in Unit 16 and is called herein the "first residential area") approximately 312 homes were completed and 25 were under construction as of January 31, 1969. A Community Center complex for this area has been completed with clubhouse, kitchen, meeting and social facilities, bathhouses and showers, sun deck, and swimming pools, all of which are now in use. The Company sponsors a recreation program with varied activities, all of which are free to residents, under the direction of a full-time professional recreation director.

The remainder of the lots being offered are, at present, improved only with roads. However, each purchaser of property is entitled to exchange one 1/2 acre lot for a comparable lot of the same size located in an area which is serviced by water and other utilities, at such time as the purchaser is ready to build a home. At the present time, utility services are available only in Unit 16. The extension of the utility services to other units offered will depend on demand for said services.

ROADS

The Property offered has been surveyed and all roads have been completed. The roads are at least 50 feet wide. A portion of the roads in the first residential area (in Unit 16) has been paved with a macadam surface, while all other roads are compacted dirt, clay or caliche. Roads in the Property are in good condition and drain well. The County of Sandoval has accepted and will maintain all roads on the Property.

WATER

Water is furnished to the first residential area by Albuquerque Utilities Corporation (the "Utility Company"), an affiliated company. The Utility Company has been licensed by the State of New Mexico as a public utility and is franchised to furnish water to the residential area. The Utility

Company obtains the water from drilled wells, and the Company is advised that an adequate supply of high quality water suitable for drinking and all other domestic needs can be obtained from such wells. The Utility Company presently is obtaining water from three wells, which will furnish water at a rate of about 2,000 gallons per minute. With the 1,000,000 gallon storage facilities already constructed, these 3 wells are believed adequate to serve the needs of approximately 4,000 homes. Over 102,000 feet of underground distribution pipe has been installed. At some future date, when and as the demand arises, the Utility Company intends to install additional distribution systems, each designed to serve an additional 2,000-4,000 homes. The water supply has been tested and approved by local health authorities. The present monthly rates for residential use (as set by the State of New Mexico) are:

WINTER RATE SCHEDULE FROM OCT. 1 TO MAR. 31:

0-5,000 gal.	$3.75 Minimum
Next 20,000 gal.	.25 per/1,000 gal.
Next 25,000 gal.	.19 per/1,000 gal.
Over 50,000 gal.	.17 per/1,000 gal.

SUMMER RATE SCHEDULE FROM APR. 1 TO SEPT. 30:

0-5,000 gal.	$3.75 Minimum
Next 95,000 gal.	.17 per/1,000 gal.
Over 100,000 gal.	.15 per/1,000 gal.

The Company believes it is not economical for individual homeowners to drill wells on the property being offered. However, if, when a Purchaser is ready to build a home for himself water and other utilities have not reached his site, the Company will exchange a full one-half acre lot in an area serviced by utilities for a same-sized lot of Purchaser, without cost to the Purchaser.

PUBLIC UTILITIES

The first residential area (in Unit 16) presently is served with piped natural gas, electricity, telephone and water. The utility companies furnishing such service are:

Gas	- Southern Union Gas Company
Electricity	- Public Service Co. of New Mexico
Telephone	- The Mountain States Telephone and Telegraph Company
Water	- Albuquerque Utilities Corporation

Each of said companies maintains an office in Albuquerque.

Such services are not now available to lots outside of Unit 16. However, such utility companies have agreed to expand their services as the residential area expands. Thus, in view of the exchange privilege described above, such services will be made available to all purchasers without cost to them, except for the normal connecting or hook-up charges imposed by the utility companies and the expense of running lines to the property, as follows:

Gas - $5 opening service charge plus $1.25 per foot to install pipe from gas main to house.

Electricity - $10 deposit, which is refundable after one year.

Telephone - $6 installation charge.

Water - $15 (meter) deposit. (Hook-up charge of $250 for installation and connection of pipes from water main to house is normally included in cost of house.)

SEWAGE DISPOSAL FACILITIES

The distance from the surface of the Property to the water table is in excess of 250 feet. The sewage disposal facilities consist of individual septic tanks which are to be installed by the lot purchasers. Such septic tanks comply with the local health laws. The estimated cost of an installed septic tank is approximately $300, but such cost normally is included in the price of a completed home.

AREA FACILITIES

Fire protection is furnished by the resident Volunteer Fire Dept. The fire station is adjacent to the present residential area, and is 6 miles from the center of the property being offered. The nearest hospital to the property being offered is located at Albuquerque and is 18 miles from the center of the property being offered. There are innumerable shopping facilities in and near Albuquerque. The nearest sizeable shopping center is 4 miles from the entrance and 10 miles from the center of the property being offered.

SCHOOLS

The property being offered initially will be served by the elementary school at Corrales, which is 5.1 miles from the entrance and 11.3 miles from the center of the property being offered, and by the Albuquerque Junior High School and the new Albuquerque West Mesa Senior High School, which are 11.4 and 17.9 miles, respectively, from the center of the property being offered. There presently is free bus service from the first residential area to such schools.

CLIMATE

The prevailing general weather is typical of the higher altitude, dry continental climates. The average daily range of temperature is relatively high but extreme temperatures are rare as testified by the fact that there is normally less than one day a year when the temperature reaches 100° or drops to zero. Daytime temperature during the winter averages near 50° with only two days on which the temperature does not rise above the freezing mark. In the summer, daytime maxima average less than 90° except in July and with the low humidity and large daily temperature range, both days and nights normally are comfortable. The air is normally dry with an average annual humidity of approximately 43%. "Muggy" days are unknown and the usual humidity during the warmer part of the day is about 30%, dropping down to less than 20% in June, the least humid month of the year. The climate is extremely dry with an average annual rainfall of just over 8 inches. 'Arid Continental' characterizes the climate of Albuquerque and vicinity in a minimum number of words. With an average annual rainfall of just over eight inches there is generally insufficient natural moisture to maintain the growth of any but the various native grasses and vegetation. Lawns and gardens grow with normal watering. Irrigation is required to raise commercial crops.

RECREATIONAL AND COMMUNITY FACILITIES

See description above under "IMPROVEMENTS."

PURCHASE MONEY HANDLING

Since each lot purchaser is entitled to an unconditional release from the existing mortgage lien as described above under the caption "THE PROPERTY", all purchase monies are paid directly to the Company.

BUILDING LOANS - MORTGAGES

The Bank of New Mexico, the American Savings and Loan Association, Security Federal Savings and Loan Association, Albuquerque Federal Savings and Loan Association, and the Sandia Savings and Loan Association, all with offices in Albuquerque, have made mortgage loans on homes erected in the residential area and have indicated that they will continue to do so in the future.

FINANCIAL STATEMENTS

Set forth on the succeeding pages is the financial statement of AMREP Corporation (formerly American Realty and Petroleum Corp.), (the parent of the Company), as of April 30, 1968, which has been certified by J. K. Lasser & Company, independent public accountants, and the financial statement of the Company as of April 30, 1968.

A10181

SCHEDULE 1

Information Concerning Recorded Plats of Rio Rancho Estates, Recorded in the Office of the County Clerk of Sandoval County, New Mexico, Rio Rancho Estates Plat Book No. 1.

Plat	Page
S. E. Portion Unit One	23
S. W. Portion Unit One	24
N. W. Portion Unit One	25
N. E. Portion Unit One	26
S. E. Portion Unit Two	19
S. W. Portion Unit Two	20
N. W. Portion Unit Two	21
N. E. Portion Unit Two	22
N. E. Portion Unit Three	5
N. W. Portion Unit Three	6
S. E. Portion Unit Three	17
S. W. Portion Unit Three	18
S. E. Portion Unit Four	2
N. E. Portion Unit Four	3
N. W. Portion Unit Four	7
S. W. Portion Unit Four	8
S. W. Portion Unit Five	27
S. E. Portion Unit Five	28
N. W. Portion Unit Five	29
N. E. Portion Unit Five	30
S. E. Portion Unit Six	31
S. W. Portion Unit Six	32
N. W. Portion Unit Six	33
N. E. Portion Unit Six	34
S. E. Portion Unit Seven	37
S. W. Portion Unit Seven	38
N. W. Portion Unit Seven	39
N. E. Portion Unit Seven	55
N. E. Portion of S. E. Portion Unit Seven	54
S. W. Portion Unit Eight	9
N. W. Portion Unit Eight	40
N. E. Portion Unit Eight	41
Easterly Portion of S. E. Portion Unit Eight	45
Westerly Portion of S. E. Portion Unit Eight	46
N. E. Portion Unit Nine	10
N. W. Portion Unit Nine	11
S. W. Portion Unit Nine	15
S. E. Portion Unit Nine	16
Portion of Unit Ten	4
Portion of Unit Ten	12
Portion of Unit Ten	14
N. E. Portion Unit Ten	73
N. Portion of S. W. Portion Unit Ten	74
S. Portion Unit Ten	75
Northerly Portion of S. W. Portion Unit Eleven	35
N. W. Portion Unit Eleven	36
Northerly Portion of N. E. Portion Unit Eleven	50
Blocks "A", "B", "C", "D", "E", "AA", "BB" Unit Eleven	58
Blocks "F", "G", "H", and "J" Unit Eleven	59
Blocks "K", "L", "M", "N", "O", "P", "Q", "R", "CC", "DD" Unit Eleven	60
Replat of Lots within Unit Eleven	66
S. E. Portion Unit Twelve	57A
S. W. Portion Unit Twelve	56A
N. E. Portion Unit Twelve	47
E. Portion of N. W. Portion Unit Twelve	52A
Westerly Portion of N. W. Portion Unit Twelve	53
Southerly Portion of Unit Twelve	67
N. W. Portion Unit Thirteen	44
N. E. Portion Unit Thirteen	48
S. W. Portion Unit Thirteen	49
S. E. Portion Unit Thirteen	51A
Portion of Unit Fifteen	13
Portion of Unit Sixteen	1
Replat of a Portion of Unit Sixteen	1A
Second Replat of a Portion of Unit Sixteen	1D
Southwesterly Portion of Unit Sixteen	13A
Central Portion Unit Sixteen	42
N. Portion Unit Sixteen	43
Amended Plat Central Portion of Unit Sixteen	42A
Amended Plat Northerly Portion of Unit Sixteen	43A
Central West Portion of Unit Sixteen	62
First Replat of Portion of Central Portion Unit Sixteen	65
Replat of Blocks 1 thru 7, inclusive & Blocks 41 thru 45, inclusive & Tract "D" of Amended Plat Central Portion Unit Sixteen	68
Replat of Lots within Units One, Two, Five and Six	61
Replat of Lots within Units Eight, Nine, Eleven, Thirteen and Sixteen	63
Replat of Lots within Units Four, Five, Nine, Eleven and Sixteen	64
Replat of Lots within Units One, Two, Four and Nine	1B
Replat of N.E. Portion Unit Five	1C
Replat of Lots within Units Six, Seven and Sixteen	1E
Replat of Lots within Units Seven and Thirteen	69
Replat of Lots within Units Seven, Thirteen & Sixteen	70
Replat of Blocks within Units Twelve & Thirteen	71
Replat of Lots within Units Eleven, Twelve & Thirteen	72
Replat Portions of Units Five, Twelve & Sixteen	76
Replat Portions of Units Twelve & Thirteen	77
Replat of Portions of Blocks 5-A, 6-A, 7-A, 15-A, 16-A, 17-A, 20-A, 21-A, 26-A, 30-A and 31-A, and All of Blocks 8-A thru 14-A, 22-A thru 25-A, and 27-A thru 29-A, Unit Sixteen	78
Blocks 1 thru 31, Unit Seventeen	79
Tract D, Blocks "AA", "B", "C" & Blocks 32 thru 50, Unit Seventeen	80
Tracts E thru L, Blocks "BB", "M", "N", "O" & Blocks 51 thru 65 Unit Seventeen	81
Multiple Block "CC", Commercial Block "P", Commercial Tract "Q", Portions of Blocks 38 & 49; All of Blocks 66 thru 76, Unit Seventeen	82
Tract "R," Commercial Block "S," Multiple Block "DD," Portions of Blocks 58, 60 and All of Blocks 77 thru 84, Unit Seventeen	83

A10182

J. K. LASSER & COMPANY
ACCOUNTANTS & AUDITORS
666 Fifth Avenue, New York, N.Y. 10019 · 212-245-2700

YORK
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INTERNATIONALLY
LASSER, HARMOOD BANNER & DUNWOODY
CABLE ADDRESS
JAKLASSER-NEW YORK

TO THE BOARD OF DIRECTORS AND SHAREHOLDERS
AMREP CORPORATION

We have examined the consolidated balance sheet of AMREP CORPORATION (FORMERLY AMERICAN REALTY AND PETROLEUM CORP.) AND CONSOLIDATED SUBSIDIARIES at April 30, 1968 and the related consolidated statement of income and retained earnings for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion the aforementioned financial statements present fairly the consolidated financial position of AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES at April 30, 1968 and the results of their operations for the year then ended, in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

J K Lasser & Company

June 28, 1968
New York, New York

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

CONSOLIDATED BALANCE SHEET

APRIL 30, 1968

	1968
ASSETS	
Cash (Including certificates of deposit of $850,000 at April 30, 1968)	$ 1,923,014
Contracts, mortgages and other receivables (Estimated amount due within one year - 1968 - $6,600,000 and 1967 - $5,000,000) (Notes B and D)	32,764,958
Allowance for contract cancellations (Note B)	(4,954,685)
Land and homes for sale - At cost (Note D) -	
Land and improvements	5,146,002
Houses completed or under construction	171,074
Restricted cash	
Investment in unconsolidated subsidiary - At underlying equity (Note A)	166,076
Property, plant and equipment (Net of allowance for depletion and depreciation - 1968 - $1,565,718; 1967 - $1,436,748) (Notes C and D)	2,429,865
Deferred charges	105,869
Other assets	176,987
	$37,929,160

The accompanying notes and accountants' opinion are integral parts of this statement.

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

CONSOLIDATED BALANCE SHEET

APRIL 30, 1968

	1968
LIABILITIES	
Accounts payable and accrued expenses	$ 1,000,406
Mortgages and other notes payable - Secured (Note D)	1,668,303
Customer deposits payable	330,342
Due on purchase of land (Note E)	1,088,890
Due to officer-shareholders and to companies owned and controlled by them	
Deferred Federal income taxes (Note F)	10,796,429
6½% convertible subordinated debentures (Note G)	474,000
6% convertible subordinated notes (Note H)	3,000,000
	18,358,370
SHAREHOLDERS' EQUITY	
Common stock -	
$.10 par value (Notes G, H and J)	
Authorized - 3,500,000 shares	
Issued - 1968 - 2,862,857 shares	
- 1967 - 2,751,022 shares	286,286
Capital contributed in excess of par value (Note I)	2,283,882
Retained earnings (Notes D and H)	17,116,707
	19,686,875
Treasury stock - At cost -	
1968 - 66,031 shares	
1967 - 66,035 shares	(116,085)
	19,570,790
	$37,929,160

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

CONSOLIDATED STATEMENT OF INCOME AND RETAINED EARNINGS

YEAR ENDED APRIL 30, 1968

	1968
Homesite sales (Note B)	$16,764,148
House sales (Note B)	1,421,898
Other income	444,022
	18,630,068
Cost of sales	3,236,237
Gross profit	15,393,831
Interest income on homesite sales contracts	1,494,900
	16,888,731
Commissions, advertising and other selling expenses	4,913,737
General and administrative expenses	1,325,208
Provision for cancellations on homesite sales contracts	3,503,522
Other expenses - Principally interest	307,186
	10,049,653
Income before Federal income taxes	6,839,078
Provision for deferred Federal income taxes (Note F)	2,969,447
Net income	3,869,631
Retained earnings - Beginning of year	13,382,398
Prior year's Federal income tax assessment	(135,322)
Retained earnings - End of year (Notes D and H)	$17,116,707
Net income per share (Note K)	$1.24

The accompanying notes and accountants' opinion are integral parts of this statement.

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

NOTES:

A - PRINCIPLES OF CONSOLIDATION

All of the Company's subsidiaries except Trinity Life Insurance Company are included in the consolidated financial statements.

Trinity Life Insurance Company is engaged in the sale of group credit life insurance. The Company's investment in the subsidiary has been adjusted to reflect the underlying equity at April 30, 1968. The subsidiary's earnings from its inception which are not material, are included in the consolidated statement of income and retained earnings for the year ended April 30, 1968.

All intercompany accounts and transactions have been eliminated.

B - ACCOUNTING PRINCIPLES

The full sales price of a homesite sold under an installment contract is recorded as a sale upon the receipt of the equivalent of two payments (including the down payment). All direct costs and expenses related to the sale are charged against income at the time of sale. The direct costs and expenses consist of (1) cost of land and (2) cost of improvements, such as road building, surveying and other minor additional costs.

Advertising, selling, and administrative expenses are charged against income as incurred.

Interest on homesite sales contracts is included in income when payments are received.

Sales of houses and all related costs and expenses are recorded at the time of the closings.

During the year, the Company made a provision for losses on future cancellations of contracts receivable on homesite sales by a charge to income at a rate which is believed to be adequate on the basis of loss and collection experience. On cancellation of a sales contract in the year in which the sale is recorded, the sale and related costs are eliminated from earnings. Cancellation of a sales contract in a year subsequent to the year of sale results in a reduction of the allowance for cancellations by the excess of the remaining unpaid balance of the contract over (1) the cost of land and (2) cost of improvements.

AMREF CORPORATION AND CONSOLIDATED SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTES:

C - PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment consists of:

	Substantially at Cost (See Below)	Accumulated Depletion and Depreciation	Net Property, Plant and Equipment
Producing properties and related development costs	$1,794,323	$ 897,909	$ 896,414
Oil and gas production equipment	288,754	204,374	84,380
Land, buildings and improvements	686,017	185,110	500,907
Furniture and fixtures	297,388	85,520	211,868
Automotive and construction equipment	234,774	154,154	80,620
Utility plant and equipment	635,831	38,651	597,180
Construction-in-progress	58,496		58,496
	$3,995,583	$1,565,718	$2,429,865

Producing properties and related development costs, and oil and gas production equipment are stated at less than cost to give effect to (1) quasi-reorganization values at December 31, 1957 and (2) a further downward revision of the valuation of oil and gas reserves at December 31, 1960.

The Company capitalizes exploration and development costs incurred in finding oil and gas reserves. These costs are amortized principally on a composite basis utilizing the unit of production method in relation to estimated recoverable oil and gas reserves.

Depreciation of other property, plant and equipment accounts is provided on the straight line method.

Depreciation and depletion in the amount of $137,389 has been charged to the consolidated statement of income and retained earnings, as follows: $50,644 to cost of sales, $2,375 to commissions, advertising and other selling expenses and $84,370 to general and administrative expenses.

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTES:

D - MORTGAGES AND OTHER NOTES PAYABLE

Mortgages and other notes payable include the following:

Notes payable to Chemical Bank New York Trust Company bearing interest at 7% and collateralized by contracts receivable, certain land and the capital stock of a subsidiary	$ 750,000
Mortgages payable on purchased land bearing interest at 6½%	503,009
Mortgages payable on buildings and unsold homes bearing interest at rates from 5% to 6¾%	146,913
Notes and mortgages payable on homes sold bearing interest at 6¾% and collateralized by $268,983 of mortgages receivable from customers	268,381
	$1,668,303

Payments of principal of mortgages and other notes payable required in the year ended April 30, 1969 are approximately $441,000.

The loan agreements with Chemical Bank New York Trust Company provide for additional loans of up to $750,000 at an interest rate of 1% above prime rate. In addition the Company has agreed not to declare or pay cash dividends, or purchase shares of its capital stock or its subordinated debt during any fiscal year if such action would exceed in the aggregate 30% of the Company's net income for such fiscal year. At April 30, 1968 none of the retained earnings was free of such restriction.

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTES:

E - DUE ON PURCHASE OF LAND

In 1961, Rio Rancho Estates, Inc., a subsidiary of the Company, assumed a contract to purchase land near Albuquerque, New Mexico. The full purchase price approximates $9,650,000 of which $5,772,000 had been paid by April 30, 1968.

The contract provides for aggregate annual payments of $700,000, without interest, by October 10th of each year. Each payment entitles the subsidiary to deeds to acreage at varying prices per acre depending upon location. In addition, unless the subsidiary notifies the sellers by September 1st of each year that it will make no further payments on the contract, it will be obligated to continue payments for another year. The subsidiary's obligations under the contract have been guaranteed by the Company.

At April 30, 1968 there is shown on the consolidated balance sheet a liability of $1,088,890 to the sellers of this property. This represents (1) the excess of the price of the acreage to which title has been received, computed at the average purchase price per acre under the purchase contract, over the total amount paid, (2) the amount it will cost to acquire title to homesites subject to sales contracts but not yet conveyed to the company, (3) the amount it will cost to acquire title to acreage necessary for roads applicable to specific homesites purchased under (1) above and homesites sold under (2) above, and (4) payments required under the contract through October 10, 1968.

F - FEDERAL INCOME TAXES

Payment of substantially all Federal income taxes has been deferred since income from homesite sales is reported for tax purposes on an installment basis as collections on the homesite contracts are received. The provision for deferred Federal income taxes has been computed on the accrual basis of reporting income and includes the 10% surtax effective January 1, 1968. In addition, to the extent allowable for tax purposes, the Company deducts depletion and oil and gas exploration and development costs which are capitalized in the consolidated financial statements.

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTES:

G - 6½% CONVERTIBLE SUBORDINATED DEBENTURES
DUE APRIL 15, 1972

The debentures are redeemable at the Company's option at prices (expressed in percentages of the principal amount) which decline from 102% if redeemed before April 15, 1969 to 100½% if redeemed in the year ended April 15, 1972. There are no sinking fund provisions for the retirement of the debentures.

The debentures are convertible into common stock at $5.75 per share. During the year ended April 30, 1968, $609,500 principal amount of debentures were converted into 105,960 shares of common stock. At April 30, 1968, 82,435 shares of common stock were reserved for future conversions.

H - 6% CONVERTIBLE SUBORDINATED NOTES
DUE JULY 10, 1982

In July 1967 the Company sold $3,000,000 of 6% convertible subordinated notes due July 10, 1982. Prepayments on the notes of $150,000 are required annually on July 10, from 1972 to 1981. The notes are redeemable at the Company's option after July 9, 1971 at prices (expressed in percentages of the principal amount) which decline from 104½% if redeemed before July 9, 1972 to 100½% if redeemed in the year ended July 9, 1981.

The notes are convertible into common stock at $7.50 per share. The conversion price is subject to adjustment for stock splits, stock dividends, etc. as defined in the note agreement. At April 30, 1968, 400,000 shares of common stock were reserved for such conversions.

The note agreement contains, among other things, limitations, less restrictive than those contained in the bank loan agreements, on additional borrowings, cash dividends, purchases of the Company's common stock, etc.

AMREP CORPORATION AND CONSOLIDATED SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
(Continued)

NOTES:

I - CAPITAL CONTRIBUTED IN EXCESS OF PAR VALUE

The increase in this account of $582,825 during the year ended April 30, 1968 resulted from the conversion of 6½% convertible subordinated debentures and the exercise of stock options.

J - STOCK OPTIONS

At April 30, 1968, options were outstanding to purchase 33,375 shares of common stock at various dates to March, 1973. Changes during the year ended April 30, 1968 in options outstanding are summarized as follows:

	Number of Shares	Option Price Range
Outstanding - May 1, 1967	23,500	$3.50
Granted	16,500	$12.31 to $13.62
Exercised	(5,875)	$3.50
Cancelled	(750)	$3.50
Outstanding - April 30, 1968	33,375	$3.50 to $13.62

Under the plan, options are exercisable cumulatively at the rate of 25% a year commencing one year after the date of grant. The outstanding options were granted at the market price on the date of grant. At April 30, 1968, 60,750 shares were reserved for future option grants.

K - NET INCOME PER SHARE

Net income per share for the year ended April 30, 1968 is based on the average number of shares outstanding which includes shares issuable upon conversion of debentures and notes considered to be residual securities. Interest and debenture discount and expense applicable to the residual securities net of Federal income taxes has been eliminated from the computation.

Net income per share for the year ended April 30, 1967 has been restated from the amount previously reported to give effect to the aforementioned residual securities applicable to that period.

A10192

I, Daniel Friedman, Treasurer and Chief Financial Officer of Rio Rancho Estates, Inc., DO HEREBY CERTIFY that the following Balance Sheet of Rio Rancho Estates, Inc., as of April 30, 1968 and the related statement of income and retained earnings for the year ended April 30, 1968 were prepared from the books and records of the Company and to my best information and belief properly present the financial condition of the Company as of April 30, 1968 and the results of operations through the year then ended.

Daniel Friedman

RIO RANCHO ESTATES, INC.
Balance Sheet
April 30, 1968

ASSETS		
Cash		$ 692,470
Contracts Receivable on Lot Sales	$29,345,120	
Less: Allowance for Contract Cancellations	4,630,604	24,714,516
Land and Homes-- At Cost:		
Land & Improvements	2,303,886	
Houses Completed or Under Construction	106,716	2,410,602
Property, Plant and Equipment	579,548	
Less: Allowance for Depreciation	307,903	271,645
Deferred Charges		4,107
Other Assets		84,799
TOTAL ASSETS		$28,178,139

LIABILITIES		
Accounts Payable	$ 282,311	
Accrued Expenses	58,571	
Mortgages & Other Notes Payable	734,754	
Customer Deposits on Sales Contracts	262,128	
Due on Purchase of Land	1,088,890	
Due To Affiliated Corporations	4,912,031	
Estimated Federal Income Tax on Future Collections on Sales Contracts	9,556,022	
TOTAL LIABILITIES		$16,894,707
STOCKHOLDERS EQUITY		
Capital Stock and Paid-In Surplus	$ 60,000	
Retained Earnings	11,223,432	11,283,432
TOTAL LIABILITIES AND STOCKHOLDERS EQUITY		$28,178,139

A10193

RIO RANCHO ESTATES, INC.

Statement of Income and Retained Earnings
Year Ended April 30, 1968

Homesite Sales		$16,176,153
House Sales		1,021,148
Other Income		12,300
		$17,209,601
Cost of Sales		2,494,569
Gross Profit		$14,715,032
Interest Income on Lot Sales Contracts		1,275,700
		$15,990,732
Commissions, Advertising and Other Selling Expenses	$4,576,594	
General and Administrative Expenses	710,711	
Provision for Cancellations on Homesite Sales Contracts	3,451,028	
Other Expenses – Principally Interest	430,827	9,169,160
Income Before Federal Income Taxes		$ 6,821,572
Provision for Federal Income Taxes		2,976,542
Net Income		$ 3,845,030
Retained Earnings - May 1, 1967		7,378,402
Retained Earnings - April 30, 1968		$11,223,432

A10194

A10195

USA 33a-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

146 t id

RIO RANCHO ESTATES

PROPERTY REPORT

NOTICE AND DISCLAIMER BY OFFICE OF INTERSTATE LAND SALES REGISTRATION, U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

This report is not a recommendation or endorsement of the offering herein by the Office of Interstate Land Sales Registration, nor has that office made an inspection of the property nor passed upon the accuracy or adequacy of this report or any promotional or advertising materials used by the seller.

It is in the interest of the buyer to inspect the property and carefully read all sale documents.

Prospective buyers are notified that unless they have received this property report prior to, or at the same time they enter into a contract, they may void the contract by notice to the seller.

Unless a buyer acknowledges in writing that he has read the report and personally inspected the lot prior to signing his contract, he may revoke his contract within 48 hours from the signing of his contract, if he has received the property report less than 48 hours prior to signing such contract.

Although a statement of record has been filed with the Office of Interstate Land Sales Registration, U. S. Department of Housing and Urban Development, the filing has not been examined or verified.

April 28, 1969

1. Name of developer —Rio Rancho Estates, Inc.
Address —1429 Central Avenue, N.W.
Albuquerque, New Mexico

2. Name of subdivision —Rio Rancho Estates
Location —Sandoval County, State of New Mexico

3. List names and population of surrounding communities and list distances over paved and unpaved roads to the subdivision.

Name of Community	Population	Distance from Center of Subdivision		
		Paved Roads	Unpaved Roads	Total
Albuquerque	336,000 (approx.)	5 miles 12 miles	5.5 miles 5.5 miles	10.5 miles* 17.5 miles**
Bernalillo	4,000	11.5 miles	5.5 miles	17 miles
Corrales	1,700	5 miles	5.5 miles	10.5 miles

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*To Albuquerque City Limits.
**To Downtown Albuquerque.

4. If periodic payments are to be made by a buyer (as in the case of installment sales contracts) complete all items under this paragraph 4.

a. Will the sales contract be recordable?—Yes.

b. In the absence of recording, could the developer's creditors or others acquire title to the property free of any obligation to deliver a deed to the buyer when final payment has been made under the sales contract?—Yes.

Since Rio Rancho Estates, Inc. began selling lots in 1961, it has without exception delivered title to each lot purchased and paid for in full pursuant to its sales contracts, and as of March 31, 1969 over 3,600 lots had been so conveyed to lot purchasers. Further, on April 1, 1969 Rio Rancho Estates, Inc. had a net worth of over $15,000,000. However, if Rio Rancho Estates, Inc. should fail, a buyer who had not received a deed to his property would become a general creditor of the developer and could lose a part or all of his investment, unless (i) the contract had been recorded and (ii) the representative of the creditors elected to perform the contract.

All sales contracts provide that in the event the developer is unable to convey title free and clear of all liens, restrictions, covenants and encumbrances other than matters of record and mineral reservations, after having used reasonable diligence to make the title insurable, the developer will return all payments made by the purchaser under his contract and the contract will be cancelled.

c. What provision, if any, has been made for refunds if buyer defaults?

None. If the buyer is in default under his sales contract and continues to be in default for a period of 60 days, the developer may elect to terminate the contract by notifying the purchaser in writing by certified or registered mail. The buyer has a limited period of time, specified in the contract, in which to cure the default, but if a contract is terminated because of the purchaser's default, all payments made on account of the purchase price and interest may be retained by the developer as liquidated damages and not as a penalty.

d. State prepayment penalties or privileges, if any.

A lot purchaser may prepay any amount outstanding on the purchase contract without penalty at any time and receive his deed.

5. Is there a blanket mortgage or other lien on the subdivision or portion thereof in which the subject property is located?

Yes, but only as to certain of the lots. (See below)

Type of Lien	Effect on Buyers if Developer Defaults
Title Retention	Buyers may not be able to receive deeds to lots affected.

Fee title to certain of the lots is retained by First National Bank in Albuquerque, as agent, as security for payment by developer of the balance of the purchase price payable by it for the lots constituting Rio Rancho Estates. On April 1, 1969, only $3,264,000 of the purchase price remained unpaid. The developer is required to pay such purchase price at the rate of at least $58,333 per month and obtains fee title to certain of such lots, selected by it, as it makes payment, at specified rates per acre; and developer has the right to obtain fee title to any or all of such lots at any time by paying at specified rates per acre. If developer fails to pay the unpaid balance of its purchase price it would not be able to obtain title to the lots not paid for at the time of default. In such event, it would not be able to convey title to such lots to the buyers thereof, and such buyers could thereby lose their investment. However, as noted above, Rio Rancho Estates, Inc., on April 1, 1969 had a net worth in excess of $15,000,000.

Amrep Corporation ("AMREP"), the parent of Rio Rancho Estates, Inc., has entered into a Credit Agreement with Chemical Bank, New York, New York, pursuant to which AMREP may borrow up to $4,500,000, and Rio Rancho Estates, Inc. has guaranteed repayment by AMREP of any sums borrowed thereunder. As of April 1, 1969, AMREP had borrowed $300,000. Chemical Bank has the right at any time to require Rio Rancho Estates, Inc. to give it a mortgage of all of Rio Rancho Estates. However, if it is required to give such a mortgage, the mortgage will provide that, upon payment by a buyer of the full purchase price in accordance with the terms of his purchase contract, such buyer will receive a release from such mortgage of the lien of the mortgage with respect to the lot or lots covered by the purchase contract without any further payment by the buyer.

6. Does the offering contemplate leases of the property in addition to, or as distinguished from, sales? No.

7. Is buyer to pay taxes, special assessments, or to make payments of any kind for the maintenance of common facilities in the subdivision (a) before taking title or (b) after taking title? —Yes.

If either answer is yes, complete the schedule below:

	Approximate Amount of Buyer's Annual Payments
Taxes:	Consult local taxing authorities
Special Assessments:	None currently
Payments to Property Owner's Association:	None
Other: Common Facilities	None

Taxes and special assessments are to be paid by the developer until the end of the calendar year in which the purchase contract is executed and, thereafter, are to be paid by buyer.

Buyer is not obligated to make payments of any kind for the maintenance of common facilities. It is the developer's intention to maintain common facilities at its own expense, at least until April 30, 1971. Thereafter, it is assumed that a Community Association will be formed voluntarily by residents of the subdivision to assume the responsibilities of maintenance.

8. a. Will buyer's downpayment and installment payments be placed in escrow or otherwise set aside?

No,—except as required by various state laws.

If not, will the title be held in trust or in escrow?

No,—except as required by various state laws.

b. Except for those property reservations which land developers commonly convey or dedicate to local bodies or public utilities for the purpose of bringing public services to the land being developed, will buyer receive a deed free of exceptions?—No.

If no, list all restrictions, easements, covenants, reservations and their effect upon buyer.

The property is subject to various restrictions, easements, covenants and reservations as set forth below, but the developer believes that none of them will interfere with the use of lots as homesites or, with respect to lots offered for a use other than homesites, for the uses permitted by the restrictive covenants applicable to such lots. The restrictions, easements, covenants and reservations are as follows:

(i) Reservations as to certain minerals contained in the Patent from the United States of America to the Heirs of Francisco Montes Vigil, et al, recorded in Vol. 2, page 396, Deed Records and Vol. 23, page 83, Miscellaneous Records of Sandoval County, New Mexico.

(ii) Easements and rights of way for streets, roads, ditches, canals, pipe lines, gas lines, telephone and telegraph lines and utility lines.

(iii) Right of Way Easement granted to The Mountain States Telephone and Telegraph Company and the Public Service Company of New Mexico, dated March 21, 1962 and recorded in Vol. 12, page 823, Miscellaneous Records of Sandoval County, New Mexico.

(iv) Building Restrictions and Covenants affecting the lots as imposed by Rio Rancho Estates, Inc.

(v) Reservations by A. R. and Allie D. Brownfield of 1/32 of all minerals, as set forth in Warranty Deed recorded Oct. 19, 1948 in Vol. 6, page 136, and Quitclaim Deed recorded in Vol. 6, page 137, Deed Records of Sandoval County, New Mexico.

(vi) Reservation by Baylor and Koontz of 1/25 of all oil, gas and hydrocarbon in deed recorded in Vol. 9, page 338, Deed Records of Sandoval County, New Mexico.

(vii) Reservation by J. E. Baylor, Jr. and Barbara Jo Baylor, his wife, and J. F. Koontz and Ella Koontz, his wife, of a 32% non-participating interest in all minerals, including oil and gas, as set forth in Agreement dated July 24, 1958 and recorded in Vol. 12, page 485, Miscellaneous Records of Sandoval County, New Mexico.

Deeds of lots from the Company to purchasers will convey the right to receive one-half of all royalties and/or proceeds of actual mineral production to which the Company becomes entitled and which are attributable to the lots purchased. The United States Government has reserved the right to drill or excavate on the lots for certain precious metals. However, there never has been any extraction of minerals, oil or gas from the subdivision and, so far as the Company knows, there are no minerals in commercially exploitable quantities on or under it.

The Building Restrictions and Covenants on residential lots (i) prohibit various non-residential structures and require dwellings to have at least 700 square feet (900 square feet in Unit 17) of living area, (ii) provide for a minimum size lot on which buildings may be erected, (iii) limit the period during which unfinished structures can remain upon a lot, and (iv) contain other restrictions designed to prohibit undesirable acts and uses of the property.

Restrictive covenants on lots designated for multiple dwelling and commercial uses are designed to prohibit undesirable acts and uses of the lots.

Copies of the restrictive covenants applicable to specific lots sold are furnished to the buyer at the time of execution of the purchase contract.

c. Buyer should determine permissible uses of the property from local zoning authorities.

9. a. List all recreational facilities currently available (e.g. television, sports, beaches, etc.). State any costs or assessments to buyer.—

A Community Center Complex for the first residential area (in Unit 16) has been completed with clubhouse, swimming pools, kitchen, meeting and social facilities, bathhouses and showers, sun deck, and a recreational program with varied activities, under the direction of a full-time recreation director. There is also a ball park, Little League, basketball court, and putting green for lot owners. A Youth Activity Center, has been completed and staffed with a Youth Activity Director. All of the foregoing facilities and activities are available without charge to lot owners. It is the present intention of the developer to maintain such facilities and activities without charge to the lot owners at least until April 30, 1971, although it is not contractually obligated to do so.

Television reception is good, with three commercial channels (affiliates of the NBC, CBS and ABC networks) and one educational channel broadcasting in the greater Albuquerque area.

Golf courses, skiing, restaurants, parks and places of amusement open to the public are located in and around Albuquerque.

b. If facilities are proposed or partly completed, state promised completion date, provisions to insure completion, and all estimated costs or assessments to buyer.—Not Applicable.

All promised improvements have been completed.

10. State whether the following are now available in the subdivision: Garbage and trash collection, sewage disposal, paved streets, electricity, gas, water, telephone. If yes, state any estimated costs to buyer. If proposed or partly completed, state promised completion date, provisions to insure completion and give estimate of all costs including maintenance costs to buyer.—

Garbage and trash collection—Service to individual lot owners is furnished by two Albuquerque companies: Paradise Services Corp. and General Services Corp. The approximate cost is as follows:

Paradise Services Corp.—Pickup twice a week—$3.00 per month

General Services Corp.—Pickup once a week—$3.00 per month

Sewage disposal—Sewage disposal facilities consist of individual septic tanks which are to be installed by the lot purchasers. The estimated cost of an installed septic tank is approximately $300, but such cost normally is included in the price of a completed home. The results of percolation tests show that the use of septic tanks is suitable for the subdivision.

Paved streets—All roads on the property have been completed. Approximately 8.5 miles of the roads in the first residential area (in Unit 16) have been paved with a macadam surface, while all other roads are compacted dirt, clay or caliche. The County of Sandoval has accepted all roads for permanent public maintenance, but the Company is presently maintaining the roads at its own cost and expense. State Highway 528 runs through the eastern portion of the subdivision for approximately 7 miles, all paved with a macadam surface.

Electricity—Electricity is furnished by the Public Service Company of New Mexico in the portion of the first residential area in which houses have been erected, but is not furnished to any other lots. The utility company has indicated that it will expand its facilities to serve additional lots as and when houses are constructed thereon, subject to its service extension policies. However, there are no legal assurances that the utility company will so expand its facilities.

The rate schedule for electricity is as follows:

Kilowatts	Basic Rate
Minimum 33	$1.50
Next 50	4.5¢ kw
Next 50	3.0¢ kw
Next 100	2.5¢ kw
200 to 500	2.0¢ kw
Over 500	1.4¢ kw

There is a $10 meter deposit which is refundable after one year.

Gas—Piped gas is furnished by the Southern Union Gas Company in the portion of the first residential area in which houses have been erected. The gas company has indicated that it will expand its facilities to serve additional lots as and when houses are constructed thereon, subject to its service extension policies. However, there are no legal assurances that the gas company will so expand its facilities. Buyers pay the normal connecting charge imposed by the gas company, which is a $5 opening service charge plus $1.25 per foot for the installation of the pipe from the gas main to the house. The rate schedule for gas is as follows:

MCF/Month	Basic Rate
First 1,000 Cu. Ft.	$1.61
Next 3,000 Cu. Ft.	.84
Next 22,000 Cu. Ft.	.65
Next 24,000 Cu. Ft.	.62
Next 100,000 Cu. Ft.	.50
Next 150,000 Cu. Ft.	.41

Water—Water is furnished by Albuquerque Utilities Corporation, an affiliate of the developer, in the portion of the first residential area in which houses have been erected. The water company has indicated that it will expand its facilities to serve additional lots as and when houses are constructed thereon, subject to its service extension policies. A hook-up charge of $250 for installation and connection of pipes from water main to house is normally included in the cost of the house. The rate schedule for water is as follows:

WINTER RATE SCHEDULE FROM OCTOBER 1 TO MARCH 31:

	0-5,000 gal.	$3.75	Minimum
NEXT	20,000 gal.	.25	per/1,000 gal.
NEXT	25,000 gal.	.19	per/1,000 gal.
OVER	50,000 gal.	.17	per/1,000 gal.

SUMMER RATE SCHEDULE FROM APRIL 1 TO SEPTEMBER 30:

	0-5,000 gal.	$3.75	Minimum
NEXT	95,000 gal.	.17	per/1,000 gal.
OVER	100,000 gal.	.15	per/1,000 gal.

Telephone—Telephone service is furnished by the Mountain States Telephone & Telegraph Company in the portion of the first residential area in which houses have been erected. The telephone company has indicated that it will expand its facilities to serve additional lots as and when houses are constructed thereon, subject to its service extension policies. However the developer has no legal assurances that the telephone company will so install such facilities. Buyers pay the normal $6 installation charge. The rate schedue for telephone service is as follows:

Type of Service	Rio Rancho Estates	Albuquerque
Private Line	$7.50/mo.	$7.50/mo.
Two-Party Line	$6.00/mo.	$6.00/mo.

There is also a $25 deposit which is refundable after one year.

11. Will the water supply be adequate to serve the anticipated population of the area?

The developer believes that it will. The land encompassed by Rio Rancho Estates is underlaid by a sand and gravel deposit known as the Santa Fe Formation. This formation carries the underflow of the Rio Grande River for many miles on each side of the river's channels. In general, water of good quality and adequate supply is available throughout this formation as is evidenced by the municipal water supplies and hundreds of irrigation wells throughout this area which is also known as the Middle Rio Grande Basin. The results of test pumping indicate that an adequate water supply is available for Rio Rancho Estates as a fully developed community. The municipal water supply of the City of Albuquerque is also obtained from the Santa Fe Formation.

12. Is any drainage of surface water, or use of fill necessary to make lots suitable for construction of a one story residential structure?—No.

13. State whether any of the following are currently available in the subdivision: Schools; medical facilities (hospitals, doctors, dentists); shopping facilities. List availability of public transportation to, and distance of facility from geographical center of subdivision.

Schools—Yes. The elementary school at Corrales is 5 miles from the entrance and 11 miles from the center of the property being offered. The Taylor Junior High School and the new Albuquerque West Mesa Senior High are 11.5 and 18 miles, respectively, from the center of the property being offered.

Medical facilities—Yes. The nearest sizable hospital is located in Albuquerque and is 19 miles from the center of the subdivision and 13 miles from the entrance. There are many doctors and dentists in Albuquerque.

Shopping facilities—Yes. Innumerable shopping facilities are found in and near Albuquerque. The nearest sizable shopping area is located at Corrales, New Mexico, approximately 11 miles from the center of the subdivision and 5 miles from the entrance. A sundry store has been opened on the property.

The Albuquerque City Bus System provides regular bus service on its Rio Rancho Estates—Downtown Albuquerque run. The bus stop is located at the entrance to Rio Rancho Estates, 6 miles from the center of the subdivision.

14. Approximately how many homes were occupied as of April 28, 1969? 315.

15. State elevation of the highest and lowest lots in the subdivision and briefly describe topography and physical characteristics of the property.—

    The lots range in elevation from a low of 5,000 feet above sea level to a high of 6,200 feet above sea level. This tract, formerly a cattle ranch, consists of gently rolling range land. The soil is sandy loam and drains well naturally. With an average annual rainfall of just over 8 inches, there is generally insufficient natural moisture to maintain the growth of any but the various native grasses and vegetation, such as: Gamma Grass, Galleta Grass, Buffalo Grass, Pinon Juniper and Sagebrush.

    Lawns and gardens grow with normal watering.

16. Will any subsurface improvement, or special foundation work be necessary to construct one story residential or commercial structures on the land?—No.

17. Are all lots and common facilities legally accessible by public road or street?

    Yes, as to all common facilities and all lots being offered.

18. Has land in the subdivision been platted of record?

    Yes, as to all lots being offered.

19. Are lots staked or marked so that buyer can locate his lot(s)?

    Yes. Each lot being offered is individually staked at the corners.

A10203

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
149 h ~~10~~

RIO RANCHO ESTATES
AT ALBUQUERQUE   A DIVISION OF AMREP CORPORATION
P. O. BOX 1516, ALBUQUERQUE, NEW MEXICO 87103   PHONE (505) 242 2611

MAY 8 1970
FILE ONLY

May 6, 1970
32408-00-0 & 01-0
& 02-0

Mr. and Mrs. Zarko Dabovich
826 S. Hobart Blvd. Apt 307
Los Angeles, California 90005

Dear Mr. and Mrs. Dabovich:

Thank you very much for your recent letter regarding your property here at Rio Rancho Estates. We regret to learn you are having some difficulty in keeping up the payments on your property, and we hope we can be of help to you so that you will not lose this valuable investment opportunity.

Perhaps you would like to take advantage of the 60 day moratorium offered in your Purchase Agreement. If this suggestion is agreeable with you, please let us know and we will be happto to put it into effect.

In reference to your inquiry concerning the resale of your property, as much as we would like to assist you with this transaction, we must regretfully advise you we are unable to do so. As you know, Rio Rancho Estates, Inc. is a community developer, not a real estate broker, and therefore unable to deal in resale transactions.

We do sincerely believe that listing your property at this time with a local broker is premature for it is still too early for a local resale market to have developed.

We cannot urge you too strongly to hold on to your property as long as you possibly can for the long term. Your investment in Rio Rancho Estates is one of great potential value, and property values in Rio Rancho Estates and the Albuquerque area are always increasing due to the rapid development and resulting scarcity of good residential land.

Rio Rancho Estates is destined to become one of the largest and best planned modern "New Cities" in the Southwest. We know you will want to remain an integral part of it.

In the last few months Rio Rancho Estates has seen rapid development. A few of the more striking signs of growth are:

*The Panorama Golf & Country Club, an 18-hole, P.G.A.-approved golf course is completed and will be ready for play in the near future. The half-million-dollar split-level club house to be constructed shortly will offer a panoramic view of Albuquerque over the 18th hole. Included in the club house will be restaurant facilities, cocktail lounge, Olympic-size pool, cabanas, tennis courts, card

A10204

Mr. and Mrs. Dabosich
May 6, 1970
Page two

*The ever increasing demand for services is being met by the construction of a $2 million shopping center comprising 42,000 square feet at Rio Rancho Estates. The center, a convenience to residents and visitors, will include a supermarket, variety store, hardware, appliance, and drug stores, dry cleaning, laundry, medical offices and a branch bank.

*The popularity of Panorama Inn has made it one of Albuquerque's finest motel-lodge facilities. Panorama Inn's large dining room, cocktail lounge and banquet room feature the best in gourmet foods and cocktails for the discriminating diner.

*The 50-unit garden-apartment complex is nearing completion at Rio Rancho Estates. The complex will feature one, two and three bedroom apartments, large indoor swimming pool, recreation building and sauna baths, exercise room, party room and laundry facilities.

*Arrangements are near completion for the construction of the 100-unit Active Retirement Center of the National Secretaries Association.

*There are now more than 500 homes built in Rio Rancho Estates and more than 200 contracts pending to build new homes this year.

*So popular is Rio Rancho Estates recreation program that the variety of activities were doubled. A record number of residents have participated in every event this year.

These activities, along with the excellent economic and physical growth of the entire Albuquerque area, indicate future prosperity. We believe any investment at Rio Rancho Estates can only grow in value.

After considering all the facts further, it is our sincere hope that you will reconsider and continue with your valuable property investment here at Rio Rancho Estates. If you have other questions about your property, or Rio Rancho Estates in general, please feel free to write us again.

Sincerely yours,

RIO RANCHO ESTATES, INC.

(Mrs.) Marianne Newman
Director of Customer Relations

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A10205

149
1

ZARKO & GLORIA DABOVICH
826 S HOBART BLVD APT 307
LOS ANGELES, CAL 90005

RECEIVED
MAY 4 1970

ROUTE TO CORRES.

April 30, 1970

Rio Rancho Estates - Re-sale Div.
1429 Central Ave N.W.
Albuquerque, New Mexico 87104

Re ① Location 12-0120-005 Act # 32408-00-0
② " 12-0610-033 " 32408-01-0
③ " 13-OKK-46-47 " 32408-02-0

Dear Sirs:

We have 3 lots at Rio Rancho Estates which we can no longer continue to purchase on installment. We were very happy when we purchased a little piece of America, however Mr Dabovich has been ill since January & has been unable to work since that time. He was operated on at Orthopaedic Hospital at 2400 S. Flower St. Los Angeles, Cal. for a "Laminectomy." We were hoping he would recover, but quite to the contrary.

We are now in a very delicate situation and cannot continue payments. Please sell all our property immediately and advise us.

If you need proof of this illness, send us the necessary papers.

We know no other company re-sell this property and understand you have set up a resale organization of your own.

Sincerely,
Mr & Mrs Zarko Dabovich

149b

Zarko Dobovich
115 East 75th St.
N.Y. City, N.Y. 10021

REC
MAY

7/13 COUNT 49 005 RR

A10206

Q 58

RIO RANCHO ESTATES
A DIVISION OF AMREP CORPORATION
3900 SOUTHERN BOULEVARD, S.E., RIO RANCHO ESTATES, NEW MEXICO 87124 • (505) 898 6060

February 9, 1971
25232-00-0

Mrs. Leon Switt
Front Street
Crosswicks, New Jersey 08515

Dear Mrs. Switt:

Thank you for your letter of recent date regarding your property purchase here at beautiful Rio Rancho Estates. We regret to learn of your decision concerning your property but hope you will reconsider and continue with your valuable Rio Rancho investment.

In reference to your inquiry concerning the resale of your property, as much as we would like to assist you with this transaction, we must regretfully advise you we are unable to do so. As you know, Rio Rancho Estates, Inc. is a community developer, not a real estate broker, and therefore unable to deal in resale transactions.

We do sincerely believe that listing your property at this time with a local broker is premature for it is still too early for a local resale market to have developed.

If your circumstances leave you no choice, perhaps you [illegible] the private sale or assignment of your agreement through [illegible]. In the event you do have a new purchaser for your [illegible] an Assignment of Reservation and Purchase Agreement [illegible] along with instructions and sample completed form.

We cannot urge you too strongly to hold on to your [illegible] possibly can for the long term. Your investment is [illegible] of great potential value, and property values in Rio [illegible] Albuquerque area are always increasing due to the rapid [illegible] ing scarcity of good residential land.

When corresponding with this office, it will assist [illegible] promptly if you will include your account number and [illegible]

After considering all the facts further, it is [illegible] reconsider and continue with your [illegible] Rancho Estates. If you have some [illegible] Estates in general, please feel free to [illegible]

Sincerely yours,

RIO RANCHO ESTATES, INC.

(Mrs.) [illegible]
Director of [illegible] Relations

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

158e

Rec. 11-29

T-29

RESERVATION AND PURCHASE AGREEMENT

RIO RANCHO ESTATES, INC.

A10207

Date October 15, 1971

No. ______
Size ______
Account No. ______

Rio Rancho Estates, Inc.
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

Gentlemen:

I (We) ("Buyer") would like to purchase from you ("Seller"), on the terms set forth below, the following lot(s) at Rio Rancho Estates, as shown on the plat filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, page(s) ______:

UNIT	BLOCK	LOT(S)	PURCHASE PRICE
13	96	37	5630.00
17	85	35	

(Buyer agrees that Seller may enter description of exact location of property upon approval of this Agreement by a duly authorized officer of Seller):

[redacted]

*Taxes are Payable by the Buyer commencing with the first year after the calendar year of sale. Such taxes, which currently are less than $2 per lot per year, are added to the Unpaid Balance but are not included in the finance charge.

As set forth in the Purchase Agreement, Buyer will receive a Warranty Deed to the lot(s) when the purchase price has been paid in full, but until the purchase price has been paid Seller retains title to the lot(s). Buyer may prepay all or any part of the Unpaid Balance at anytime without penalty.

REFUND GUARANTEE

Buyer shall have six months from the above date to make a registered personal inspection of Rio Rancho Estates on a Company-guided tour and have every penny paid to Seller refunded if he is not satisfied in any way, provided Seller is so notified at the time of initial inspection on a form provided by Seller. This provision shall not apply to property purchased while present at, or subsequent to a visit to Rio Rancho Estates, and cannot be exercised by any agent on behalf of Buyer.

[redacted]

I (We) acknowledge receipt of copies of the restrictive covenants, the Property Report filed with the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development and any applicable Public Report, Offering Statement or Prospectus required by State authorities. L F E F
Buyer(s) Initial Here

Buyer shall have the option to void this Agreement if he has not received a Property Report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development in advance of, or at the time of signing this Agreement. Buyer shall have the right to revoke this Agreement within 48 hours after signing this Agreement if Buyer did not receive such Property Report at least 48 hours before signing.

I (We) understand that by signing below I am (we are) offering to purchase the lot(s) on the conditions set forth, and it is agreed that this Purchase Agreement sets forth the entire agreement between the parties, that no agent or representative of the Seller shall have any authority whatsoever to change or modify this Agreement in any manner, or to make any other agreement or representation on behalf of the Seller, and that if Rio Rancho Estates, Inc. signs a copy hereof this will be a binding contract, which may not be modified or amended except in writing, signed by Buyer and Seller.

Name(s) and address(es) of Buyer(s)
(Please Print)
LEON FOX
ELAINE FOX
170-9 DREISER LOOP
BRONX, N.Y. 10475
Telephone # 212-671-5059

[redacted]

☒ Joint Tenancy with Right of Survivorship
☐ Sole Owner ☐ As Trustee
☐ Tenancy in Common

BUYER'S SIGNATURES
Buyer
Fox
Buyer (if two), and Relationship

Approved and Accepted
WK 2 RIO RANCHO ESTATES, INC.
By ______
Assistant Vice President

RR-434-2

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

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RECEIPT

A10208

GUARANTEES AND CONDITIONS OF SALE

1. All roads have been built to Sandoval County specifications, dedicated to Sandoval County and fully paid for by Rio Rancho Estates.

2. Buyer shall have the right to exchange property described herein at any time during the next five years after date of this Purchase Agreement for any other available property of equal value at no increase in price whatever. If Buyer pays in full for the property described herein within thirty (30) days from the date of this Purchase Agreement, Buyer shall have the right for a period of one year after the date of this Purchase Agreement, to exchange the property described herein for any other available property of equal value at no increase in price to Buyer whatever.

3. If when Buyer is ready to build a home, utilities have not yet reached his site, Seller will exchange a building lot of comparable value in an area already served by utilities, for a single lot of Buyer.

4. In the event of illness or other emergency, upon written request of the Buyer accompanied by satisfactory proof of illness or emergency, and with the written consent of the Seller, Buyer may delay payments under this Agreement for up to 60 days without penalty, ONCE during the life of this Agreement.

5. Upon payment in full of the purchase price with interest Seller is to deliver a warranty deed conveying title to the lot(s) free and clear of all liens, restrictions, covenants and encumbrances other than matters of record and mineral reservation. All of the minerals in and under the lots are reserved by Seller, but the sale of the lot(s) shall include a perpetual right to receive one-half of all royalties and/or proceeds of actual mineral production to which Seller has become entitled and which are attributable to the lot(s), as and when such royalties or proceeds are received by Seller. In the event Seller is unable to convey such title to Buyer after having used reasonable diligence to make title insurable, the Seller shall be obligated to return all payments made by Buyer to Seller on account of this Agreement and thereupon this Agreement shall be cancelled.

6. All property will be clearly staked and marked for proper identification.

7. All closing costs are to be paid by the Seller.

8. All payments shall be made on or before the due date at the office of Seller in Albuquerque, New Mexico, or at such other place and to such authorized agent as Seller may designate. All payments shall be applied first to interest and then to principal.

9. This Purchase Agreement and any rights or interests hereunder are transferable by Buyer only with written consent of Seller.

10. If Buyer shall be in default for a period of 60 days in the payment of any monthly installment, Seller shall have the right to terminate this Contract by mailing to Buyer notice in writing of its election to do so, sent by registered or certified mail. If within 14 days after Seller so mails such notice Buyer does not pay in full all installments then in default, (i) all rights of Buyer hereunder and in and to the lot(s) described on the first side shall cease and terminate, and (ii) all payments made on account of the purchase price and interest may be retained by the Seller as liquidated damages and not as a penalty. An affidavit made by Seller or its agent showing such default and cancellation and recorded in the office of the County Clerk of Sandoval County, New Mexico, shall be conclusive proof, in favor of any subsequent bonafide purchaser or encumbrancer for value, of such default and cancellation, and Buyer hereby irrevocably authorizes Seller or its agent to thus declare and record such default and cancellation, and agrees to be bound by such declarations.

11. Seller warrants and represents that Buyer will receive good and marketable title, and will have peaceful use and occupation of said lot.

State of New Mexico
County of ______________________ SS.

On this ______________________ day of ______________ 19____

before me came ______________________ to me known, who, being duly sworn, deposes

and says that s(he) is ______________________ of Rio Rancho Estates, Inc., and has executed
Title

this Agreement in that capacity.

____
Notary

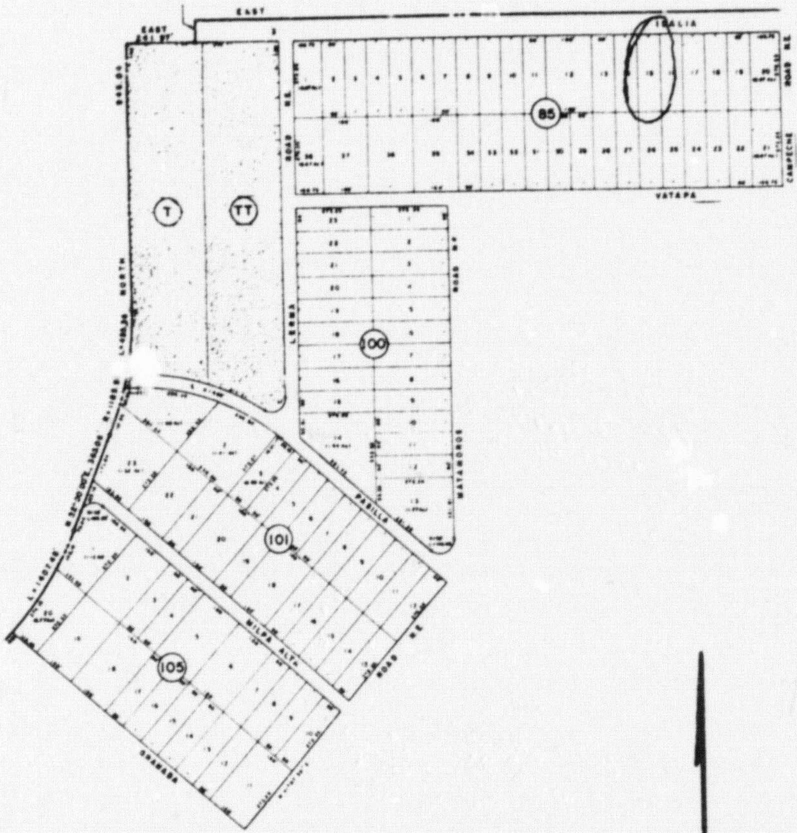
RESERVATION AND PURCHASE AGREEMENT

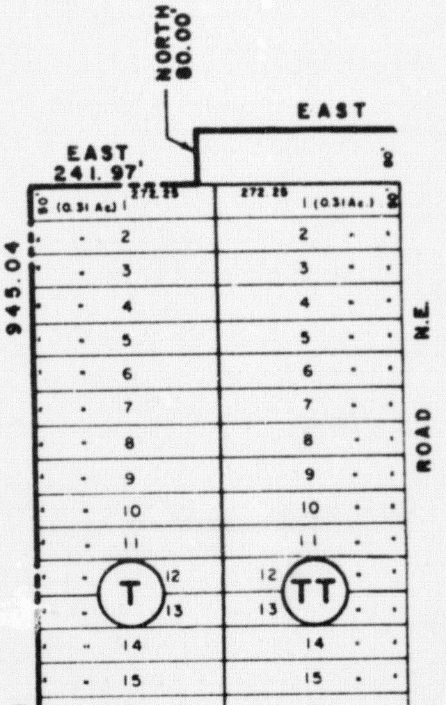
Residents of the State of New York by virtue of the laws of that state must be furnished with a copy of the New York Offering Statement at the time any solicitation or offer to sell is made, and any contract to purchase lots which is signed before such New York resident has received a copy of the New York State Offering Statement is deemed invalid. All warranties and representations contained in such Offering Statement are hereby incorporated and made a part of this Agreement which shall survive delivery of the deed.

RIO RANCHO ESTATES, Inc.
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

A10209

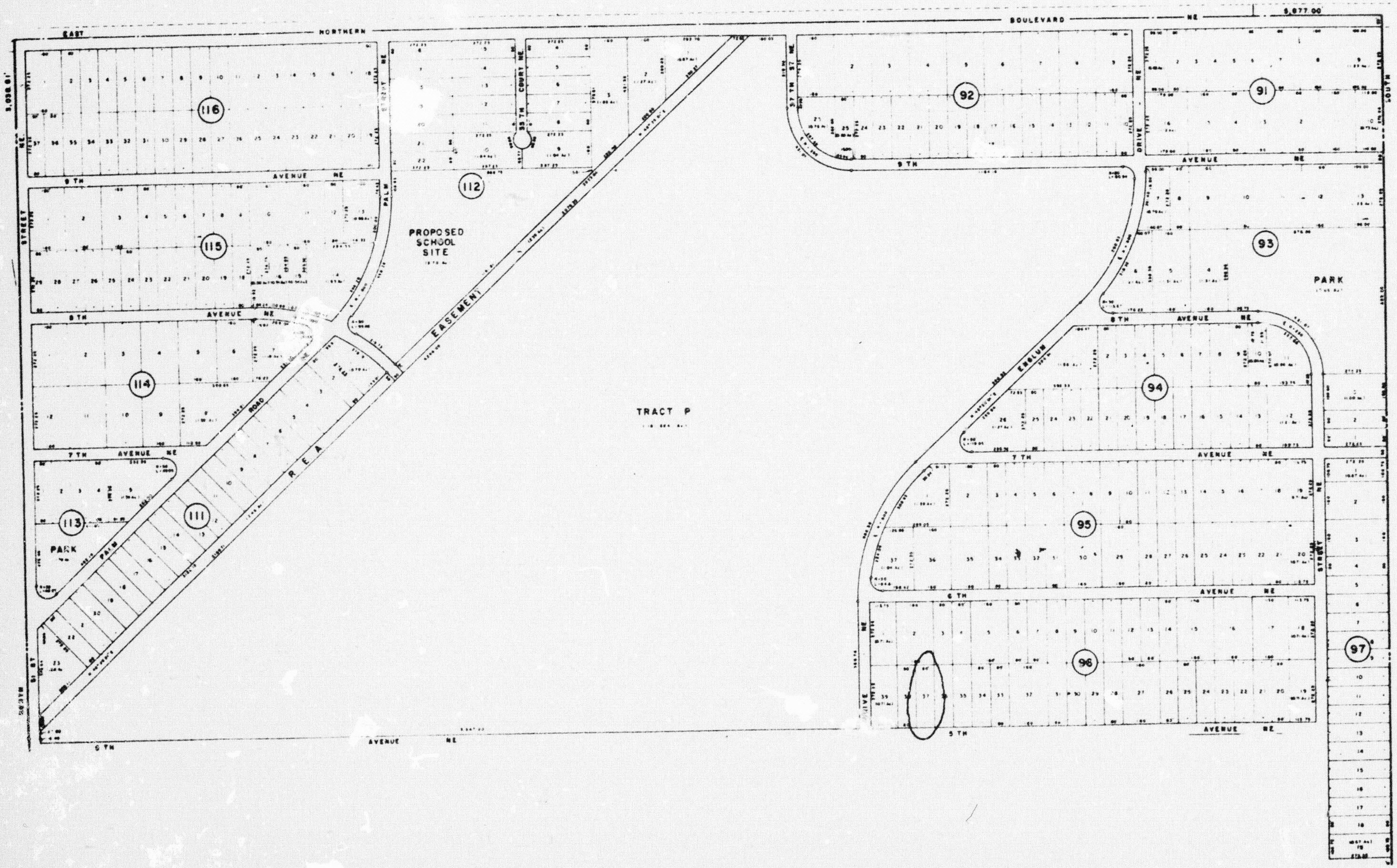
A SUBDIVISION OF A PORTION OF UNIT 17
SHOWING COMMERCIAL PROPERTY


EAST
EAST 241.97'
ITALIA
945.04
NORTH
CAMPECHE
ROAD N.E.
YATAPA
85
T
TT
LERMA
ROAD N.E.
100
MATAMOROS
PADILLA
101
VILLA ALTA
ROAD N.E.
105
GRANADA


NORTH 80.00
EAST
EAST 241.97'
945.04
NORTH
L=455.36
ROAD N.E.
LERMA
T
TT
272.25
(0.31 Ac.)
R=800'
R=80'
L=107.57

A SUBDIVISION of a PORTION of UNIT 17
RECORDED in PUBLIC RECORDS of SANDOVAL COUNTY
RIO RANCHO ESTATES PLAT BOOK #1, PAGE 84
Your Block No. 85 Lot No. 15

A SUBDIVISION of a PORTION of UNIT 13
RECORDED in PUBLIC RECORDS of SANDOVAL COUNTY
RIO RANCHO ESTATES PLAT BOOK # 1, PAGE 87
Your Block No. 96 Lot No. 37


EAST NORTHERN BOULEVARD NE
3,877.00
9TH AVENUE NE
8TH AVENUE NE
7TH AVENUE NE
6TH AVENUE NE
5TH AVENUE NE
STREET
PALM
35TH COURT NE
37TH ST NE
DRIVE
EASEMENT
REA
ROAD
PROPOSED SCHOOL SITE
TRACT P
PARK
PARK
116
115
114
113
111
112
92
91
93
94
95
96
97

A10210

A10211 3591d

Rider to Rio Rancho Estates, Inc. contract #

Unit: 13 17 Block: 96 85 Lot(s): 37 15

Name of Purchaser(s) LEON FOX, ELAINE FOX (wife)
(Please Print)

I DO ( ) DO NOT (LF EF) expect to use the above property as my principal residence. (Initial one)

Oct. 15, 71
(Date)

Signed: Leon Fox

Elaine Fox

RR 354

RESERVATION AND PURCHASE AGREEMENT
RIO RANCHO ESTATES, INC.

A10212

Date 1-21- 1972

No. ______
Sr. 1.00 Ac.
Account No. ______

Rio Rancho Estates, Inc.
3900 Southern Boulevard, S.E.
Rio Rancho Estates, New Mexico 87124

Gentlemen:

I (We) ("Buyer") would like to purchase from you ("Seller"), on the terms set forth below, the following lot(s) at Rio Rancho Estates, as shown on the plat filed in the office of the County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat Book No. 1, page(s) ______:

UNIT	BLOCK	LOT(S)	PURCHASE PRICE
25	145	52, 33	4495.00

(Buyer authorizes Seller to insert all data required for the completion of the foregoing property description.)

[redacted]

*Taxes are Payable by the Buyer commencing with the first year after the calendar year of sale. Such taxes, which currently are less than $2 per lot per year, are added to the Unpaid Balance but are not included in the finance charge.

As set forth in the Purchase Agreement, Buyer will receive a Warranty Deed to the lot(s) when the purchase price has been paid in full, but until the purchase price has been paid Seller retains title to the lot(s). Buyer may prepay all or any part of the Unpaid Balance at anytime without penalty.

REFUND GUARANTEE

Buyer shall have six months from the above date to make a registered personal inspection of Rio Rancho Estates on a Company-guided tour and have every penny paid to Seller refunded if he is not satisfied in any way, provided Seller is so notified at the time of initial inspection on a form provided by Seller. This provision shall not apply to property purchased while present at, or subsequent to a visit to Rio Rancho Estates, and cannot be exercised by any agent on behalf of Buyer.

Buyer shall have the option to void this Agreement if he has not received a Property Report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development in advance of, or at the time of signing this Agreement. Buyer shall have the right to revoke this Agreement within 48 hours after signing this Agreement if Buyer did not receive such Property Report at least 48 hours before signing.

I (We) understand that by signing below I am (we are) offering to purchase the lot(s) on the conditions set forth, and it is agreed that this Purchase Agreement sets forth the entire agreement between the parties, that no agent or representative of the Seller shall have any authority whatsoever to change or modify this Agreement in any manner, or to make any other agreement or representation on behalf of the Seller, and that if Rio Rancho Estates, Inc. signs a copy hereof this will be a binding contract, which may not be modified or amended except in writing, signed by Buyer and Seller.

I (We) acknowledge receipt of copies of the restrictive covenants, the Property Report filed with the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development and any applicable Public Report, Offering Statement or Prospectus required by State authorities. XLF XEF
Buyer(s) Initial Here

Name(s) and address(es) of Buyer(s)
(Please Print)
LEON FOX
ElAINE FOX
170-9 DREISER LOOP
BRONX, NEW YORK 10475

Telephone # ______

[redacted]

RR-208-11

Each buyer must initial where applicable: I do ______
I do not ✓ LF expect to use the above property as my principal residence.

☐ Joint Tenancy with Right of Survivorship
☐ Sole Owner ☐ As Trustee ☐ Tenancy in Common

BUYER'S SIGNATURES
X Leon Fox
Buyer
X
Buyer (if two), and Relationship

Approved and Accepted
RIO RANCHO ESTATES, INC.
By ______
Assistant Vice President

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

RECEIPT

'61 (b)

A10213

GUARANTEES AND CONDITIONS OF SALE

1. All roads will be built to Sandoval County specifications, dedicated to Sandoval County and fully paid for by Rio Rancho Estates.

2. Buyer shall have the right to exchange property described herein at any time during the next five years after date of this Purchase Agreement for any other available property of equal value at no increase in price whatever. If Buyer pays in full for the property described herein within thirty (30) days from the date of this Purchase Agreement, Buyer shall have the right for a period of one year after the date of this Purchase Agreement, to exchange the property described herein for any other available property of equal value at no increase in price to Buyer whatever.

3. If when Buyer is ready to build a home, utilities have not yet reached his site, Seller will exchange a building lot of comparable value in an area already served by utilities, for a single lot of Buyer.

4. In the event of illness or other emergency, upon written request of the Buyer accompanied by satisfactory proof of illness or emergency, and with the written consent of the Seller, Buyer may delay payments under this Agreement for up to 60 days without penalty, ONCE during the life of this Agreement.

5. Upon payment in full of the purchase price with interest Seller is to deliver a warranty deed conveying title to the lot(s) free and clear of all liens, restrictions, covenants and encumbrances other than matters of record and mineral reservation. All of the minerals in and under the lots are reserved by Seller, but the sale of the lot(s) shall include a perpetual right to receive one-half of all royalties and/or proceeds of actual mineral production to which Seller has become entitled and which are attributable to the lot(s), as and when such royalties or proceeds are received by Seller. In the event Seller is unable to convey such title to Buyer after having used reasonable diligence to make title insurable, the Seller shall be obligated to return all payments made by Buyer to Seller on account of this Agreement and thereupon this Agreement shall be cancelled.

6. All property will be clearly staked and marked for proper identification.

7. All closing costs, except for recording fees, are to be paid by the Seller.

8. All payments shall be made on or before the due date at the office of Seller in Albuquerque, New Mexico, or at such other place and to such authorized agent as Seller may designate. All payments shall be applied first to interest and then to principal.

9. This Purchase Agreement and any rights or interests hereunder are transferable by Buyer only with written consent of Seller, on forms furnished by Seller and upon payment of a transfer fee, provided all payments due under this Agreement to the date of transfer shall have been paid.

10. **If Buyer shall be in default for a period of 60 days in the payment of any monthly installment, Seller shall have the right to terminate this Contract by mailing to Buyer notice in writing of its election to do so, sent by registered or certified mail. If within 14 days after Seller so mails such notice Buyer does not pay in full all installments then in default, (i) all rights of Buyer hereunder and in and to the lot(s) described on the first side shall cease and terminate, and (ii) all payments made on account of the purchase price and interest may be retained by the Seller, as liquidated damages and not as a penalty. An affidavit made by Seller or its agent showing such default and cancellation and recorded in the office of the County Clerk of Sandoval County, New Mexico, shall be conclusive proof, in favor of any subsequent bonafide purchaser or encumbrancer for value, of such default and cancellation; and Buyer hereby irrevocably authorizes Seller or its agent to thus declare and record such default and cancellation, and agrees to be bound by such declarations.**

State of New Mexico
County of ______________________________ SS.

On this ____ day of ________________ 19____

before me came ______________________________ to me known, who, being duly sworn, deposes

and says that s(he) is ____________________ of Rio Rancho Estates, Inc., and has executed
Title

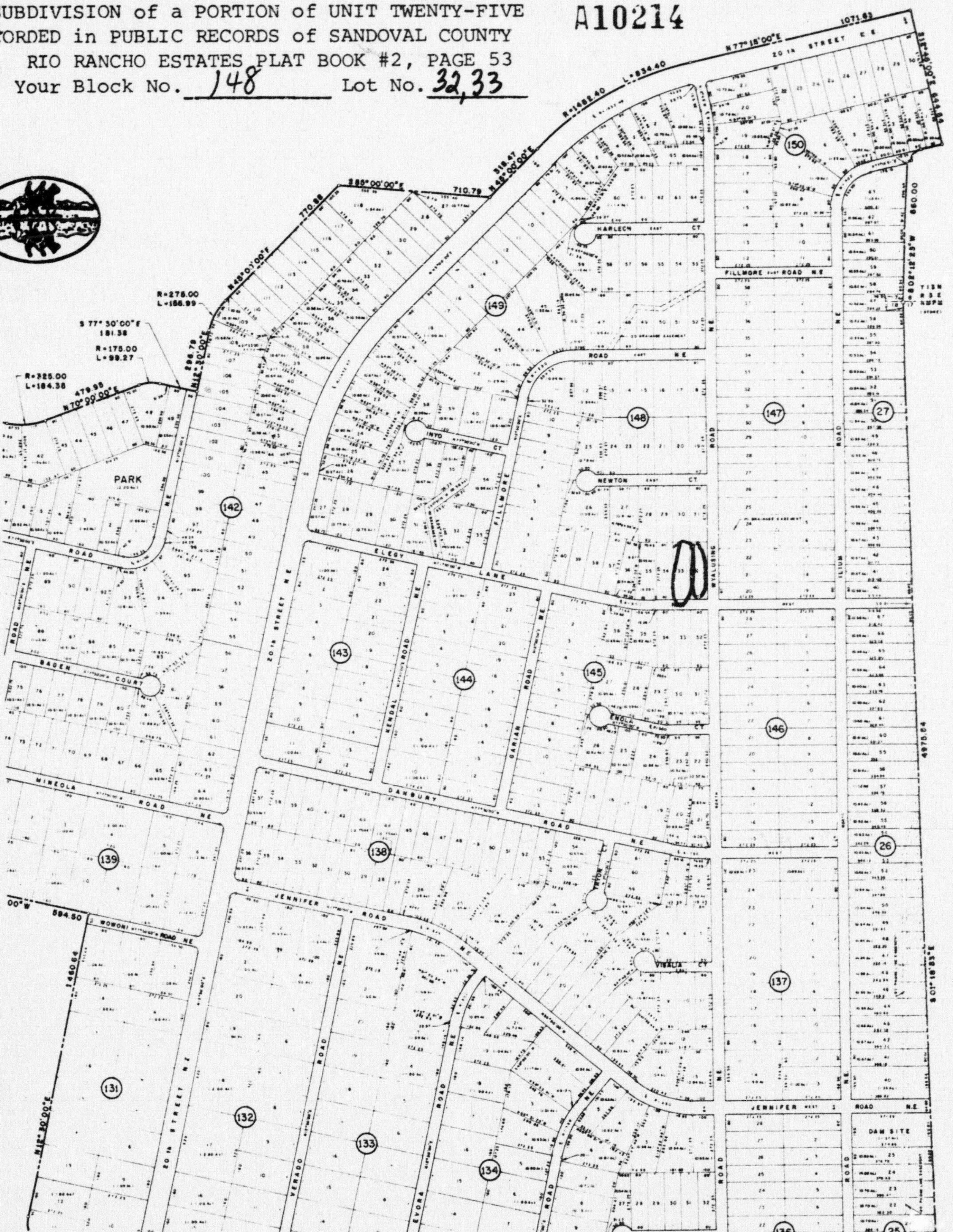
this Agreement in that capacity.

____
Notary

RIO RA
3900 S
Rio Rancho

A SUBDIVISION of a PORTION of UNIT TWENTY-FIVE
RECORDED in PUBLIC RECORDS of SANDOVAL COUNTY
RIO RANCHO ESTATES PLAT BOOK #2, PAGE 53
Your Block No. 148 Lot No. 32,33

A10214


20th STREET NE
HARLECH CT
FILLMORE ROAD NE
INYO CT
NEWTON CT
ELEGY LANE
WYALUSING ROAD NE
ILIUM ROAD NE
PARK
BADEN COURT
MINEOLA ROAD NE
KENDAL ROAD NE
SARIAN ROAD NE
ENOLA CT
DANSBURY ROAD NE
JENNIFER ROAD NE
VISALIA CT
WOWONI ROAD NE
VERADO ROAD NE
EVORA ROAD NE
NEVA ROAD NE
OLVERA CT
DAM SITE
WEST
131
132
133
134
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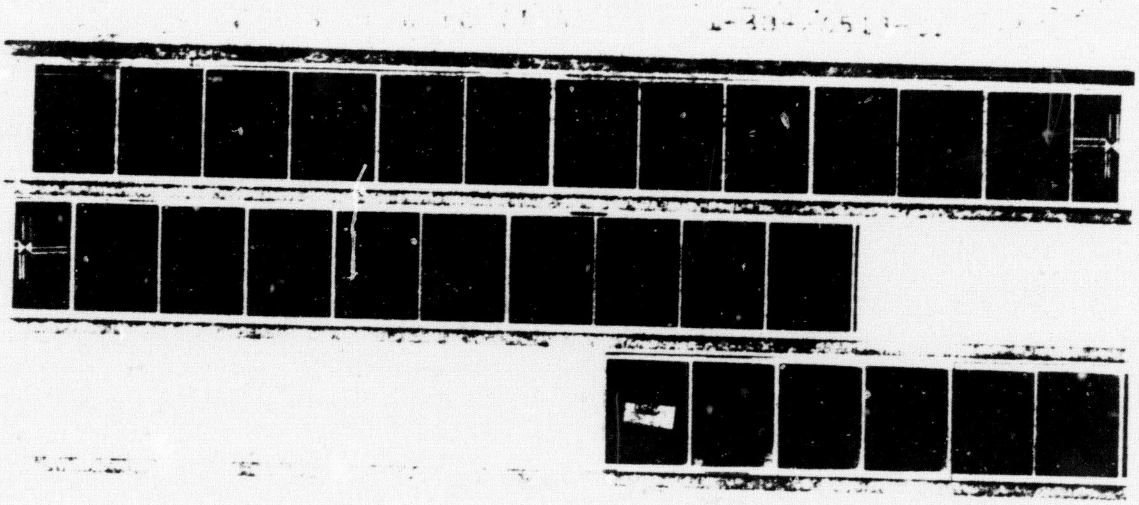
136
137
138
139
142
143
144
145
146
147
148
149
150
25
26
27
N77°15'00"E
1071.63
R=1482.40
L=834.40
N48°00'00"E
318.47
710.79
S85°00'00"E
770.85
N48°00'00"E
R=275.00
L=155.99
S77°30'00"E
181.38
R=175.00
L=99.27
R=325.00
L=184.36
479.95
N70°00'00"E
296.79
N12°30'00"E
660.00
S08°12'23"W
4975.84
S01°18'53"E
594.50
1460.64
N12°30'00"E
N77°30'00"W 394.50
N77°30'00"W
2015.84
1730.00
T13N
R3E
NMPM

A10215



A10216

ACCOUNT NUMBER 1-30-26513-01-0-2 HAMPE, JOSEPH & BERIT A

LOCATION 1-010-0520-0300 RURAL DELI. RY NUMBER 1 BOX 473 A

MIDDLEFIELD, CONNECTICUT 06455

PURCHASE PRICE OF PROPERTY 3,220.00 DATE OF LAST PAYMENT

PAYMENTS (INCLUDING DEPOSIT) 3,081.14 07/03/75

LESS INTEREST 730.66

2,350.48

BALANCE PAYABLE 867.52

DISCOUNTS INCLUDED IN TOTAL PAID .00

MISC. CREDITS TO BE APPLIED .00

PROPERTY TAXES APPLIED 65.86

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
167a

7/13 COUNT 67 007 [redacted] RP

A10217

[redacted]

A10218

ACCOUNT NUMBER	1-30-26513-00-0-5	HAMPE, JOSEPH & BERIT
LOCATION	1-011-0120-0100	BOX 473A
		MIDDLEFIELD, CONNECTICUT 06455

PURCHASE PRICE OF PROPERTY		2,895.00	DATE OF LAST PAYMENT
PAYMENTS (INCLUDING DEPOSIT)	3,302.91		07/03/75
LESS INTEREST	671.70		
	2,631.21		
BALANCE PAYABLE		263.79	
DISCOUNTS INCLUDED IN TOTAL PAID		.00	
MISC. CREDITS TO BE APPLIED		.00	
PROPERTY TAXES APPLIED		66.41	

7/12 COUNT 67 001 RR

Rio Rancho A DIVISION OF AMREP CORPORATION
3900 SOUTHERN BLVD. S.E. RIO RANCHO NEW MEXICO 87124 (505) 898 4060

August 17, 1973
1-30-26513-00-0-5
1-30-26513-01-0-2

Mr. and Mrs. Joseph Rampe
Route 147
Middlefield, Connecticut 06455

Dear Mr. and Mrs. Rampe:

Thank you for your letter of August 1, 1973 regarding sale of your land here at Rio Rancho.

Concerning the resale of your property, as much as we would like to assist you with this transaction we regret that we are unable to do so. As you know, we are licensed real estate developers rather than brokers. We understand that some people have been successful in selling their lots by advertising in their hometown paper, or possibly you could arrange for a sale through a relative or friend.

Please feel free to contact us or your local representative, ATC Realty Corp., New York, if we can be of further assistance to you in any way.

Sincerely yours,

(Mrs.) Harriet Jones
Account Representative

HJ:eh

cc: ATC

USA 33a-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

167d

A10220

RIO RANCHO ESTATES
[illegible]

January 22, 1970

Mr. & Mrs. Joseph Hampe
Box 473A
Middlefield, Connecticut 06455

RE:P.A. No. 11-0120-010
Account Number: 26513-00-0

Dear Mr. & Mrs. Hampe:

Did you know:

That Rio Rancho Estates is the fastest growing community in the Albuquerque area? That 120 homes were built in 1968 and double that number are expected to be built this year?

That Rio Rancho Estates has erected three plants in its Industrial Park since January 1st, 1968, and is working closely with several other companies to locate their facilities there?

That Rio Rancho Estates' Panorama Inn has been so popular that the Inn has had to be expanded twice in this past year and is expected to make new additions in the near future?

That land values have increased dramatically in the Rio Rancho Estates and Albuquerque area because of the completion of the I-40 (Coronado Freeway) and the burgeoning population of the city which demographers assure us is moving in our direction?

It is for these and many other reasons that we are concerned about your past due account and the possibility that you might lose your valuable investment here at Rio Rancho Estates.

Rio Rancho Estates has grown a great deal during the past few years and expects to increase its growth tremendously in the near future. The enclosed Rio Rancho Estates Factbook, and 101 Facts About Albuquerque will bring you up to date on some of the developments which have taken place at Rio Rancho Estates and in the Albuquerque area.

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
167 i

A10221

ON REQUEST

And we want you to remain a part of this "New City" which we are building on the outskirts of Albuquerque so that you will be able to utilize the expected profit on the investment you made some time ago.

At the present time your past due account stands at $76.00 We are sure you will agree it would be a mistake to lose your valuable property.

To protect your investment you can write to us as to when you can bring your account current. Or better still, send us your check now for $76.00 to bring your account current on our records, and then continue to make regular monthly payments.

Enclosed is a business reply envelope for your convenience. Please be sure a payment card is enclosed with your check.

Sincerely yours,

RIO RANCHO ESTATES, INC.

Allan Lipman
Allan Lipman
Assistant Administrative Manager

AL:

Enclosures

RECEIVED
JAN 30 1970
ROUTE TO Jon

I am sure that is a mistake that we are $76 overdue. As you [illegible] in [illegible] at the letter with your stub [illegible] on Nov 19 We are paid up until Jan 30 And that payment you received by now, And the next one will be due on Feb 30 (I hope). I hope I will not receive any more letters like that in the future.

Thank you. Mrs. [illegible]

864

A10222

RIO RANCHO ESTATES
A DIVISION OF AMREP CORPORATION
3900 SOUTHERN BOULEVARD, S.E., RIO RANCHO ESTATES, NEW MEXICO 87124 • (505) 898 4060

November 10, 1971
26513-00-6
26513-01-6

Mr. Joseph Hampe
Rd. 147
Middlefield, Connecticut 06455

Dear Mr. Hampe:

Thank you for your letter of October 29, 1971, concerning your accounts.

As much as we would like to assist you with the resale of your property, we must regretfully advise you we are unable to do so. As you know, Rio Rancho Estates, Inc. is a community developer, not a real estate broker, and therefore, unable to deal in resale transactions.

We suggest you place an ad in your local newspaper, or try to arrange the private sale of your property to a friend or relative.

We cannot urge you too strongly to hold on to your property as long as you possibly can for the long term. Your investment in Rio Rancho Estates is one of great potential value, and property values in Rio Rancho Estates and the Albuquerque area are always increasing due to the rapid development and resulting scarcity of good residential land.

Please feel free to contact our office any time we can be of assistance to you concerning your account. When corresponding with this office it will assist us in replying to you promptly if you will include your account number and address.

Sincerely yours,

RIO RANCHO ESTATES, INC.

(Mrs.) Marianne [illegible]
Director of Customer Relations

bdsrb

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
167 j

T - 90

From GX 203

CREDIT CHECK

Purchasers who buy property in excess of $10,000 will be serviced according to the following procedures:

A. Purchases in excess of $10,000 but less than $20,000

1. Contact the purchaser's bank to verify that purchaser has enough funds in his account to cover his deposit check.
2. Indicate this on the sales report.

B. Purchases in excess of $20,000,

1. At the point of sale, inform the customer that he is subject to a credit check.
2. Complete the Retail Credit Company's Credit Inquiry Form, (Exibit AJ)
3. The morning after the sale, call the local retail credit office. State the following: "I would like to order a Credit Inquiry report with 24 hours clearance. My name is , my account number is 170-328."

Revised December 1973

Then continue giving the information listed on the Credit Inquiry Form.

C. Purchases In Excess of $50,000

1. At the point of sale, inform the customer that he is subject to a credit check.
2. Complete the Retail Credit Company's Credit Inquiry Form. (Exhibit BJ).
3. The morning after the sale, call the local Retail Credit office. State the following:

   "I would like to order a Special Service Character-Financial Inquiry Report with 24 hour clearance. My name is   , my account number is 170-327."

   Then continue giving the information listed on the Credit Inquiry Form.
4. Attach the original copy of the Credit Inquiry form to the contract package when forwarding it to the developer's office. Indicate on the sales report that a Credit Inquiry application is attached. Retain the duplicate copy for your HSO files.
5. The completed credit report will be forwarded directly to the New York office. The contract will not be processed until this report is received. Consequently, commissions will not be paid until

the contract is processed. In the event the contract is not accepted, you will be immediately notified.

Please be advised that it is of the utmost improtance to ascertain the customer's entire AMREP holdings. In the event our records indicate that the customer falls into the above catagories and you have not completed the required procedures, this contract will not be processed until these conditions are met. It, therefore follows that there will be a subsequent delay of payment of commissions which we believe can be avoided if all the procedures are followed as outlined.

Revised December 1973

A10226

CONTRACT INSTRUCTIONS

For the purpose of instruction only in completing contract form the appropriate Rio Rancho Estates forms will be used. These directions apply to all contracts and their respective properties.

I - The Rio Rancho Estates, Inc. Reservation and Purchase Agreement is the single most important document that you will have occasion to use. Therefore, extreme care should be taken that all interested parties fully understand the provisions set forth in the Agreement. The Agreement may not be altered in any way, except with a properly executed Rider. When accepted and properly executed in the state of New Mexico, the Purchase Agreement, becomes a binding legal document.

II - There are two major categories of contracts:

Residential - For all homesite sales

Commercial - For all commercial or multiple dwelling sales

1. Residential -

a) Standard - Our regular contract

b) Transfer - Our transfer contract. This contract should only be used when Purchaser is already a property owner, and we are combining his original purchase and his additional (new) purchase into one contract.

c) Two Point Rider - This rider is used when selling additional residential property to a homesite owner on a separate contract where homesite owner is purchasing at a multiple unit price.

2. Commercial and Multiple Dwelling

a) CMD Contract - Out standard contract for use in commercial or multiple dwelling sales. The major differences between this contract and our residential contract are:

1. NO exchange privilege
2. NO inspection privilege
3. NO benefit rider may be attached

This means that the only way a deed to the property will be issued is upon full payment of the contract price.

Revised March 1972

HSO DISCOUNT PROGRAM

The HSO Multiple Purchase Program is designed to encourage an existing Rio Rancho Estates property owner to make additional purchases. In effect it applies a substantial discount to his current (additional) purchase.

The following pages present a complete explanation of all computation, sources of information and instructions on completing the Discount Rider (Exhibit AX).

In computing the HSO Multiple Discount it will be necessary to refer to a Schedule of Prices and Terms. Among the following pages is a Schedule of Prices and Terms dated effective 12/22/73. However, discounts will not apply to purchases that exceed $30,000 in combined total purchases.

Revised December 1973

CONFIRMATION PHONE CALL

The Sales Office Manager is to complete a confirmation call to each new HSO the morning following the party. The purpose of this procedure is to reconfirm the sale and recheck pertinent information. It also serves a dual purpose, when necessary to eliminate buyers remorse. It's presented in a public relations attitude--"Welcome to the family" type of delivery.

GOVERNMENT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

203(a) 1

An individual file folder should be established at this time for each new HSO. As the sale is processed certain forms and all pertinent information concerning this sale and all follow-up papers and letters etc. will be accumulated in this file.

1. When confirming a sale the morning after a party, please indicate on the sales report (Exhibit O) under special instructions, the following:
    a. The date of the confirming phone call.
    b. Does the customer understand the terms of the agreement.
2. If the customer cannot be reached by the time the contract is to be mailed to the development office, leave this area blank as we do not want

to delay mailing the contract. However, the confirmation phone call must be made in any event.

3. A customer HSO History Log (Exhibit P) should be attached to left side of the inside of the customers folder. This log is for the recording of all contact with the HSO from original confirmation call through all delinquency calls.

CONFIRMATION PHONE CALL

GREETING

GOOD MORNING, IS THIS MRS. _______________? HOW ARE YOU THIS MORNING? (AFTERNOON, EVENING) THIS IS ______________. I'M THE MANAGER OF THE LOCAL (SILVER SPRINGS SHORES) (RIO RANCHO ESTATES) OFFICE -- I WANT TO CONGRATULATE YOU AND MR.___________ FOR HAVING JOINED OUR PROGRAM, AND I WANT TO, OF COURSE, ASSURE YOU THAT WE STAND READY TO ASSIST YOU IN ANY WAY WE CAN. --

QUALIFY
FOR KNOWLEDGE
OF PROPERTY,
ETC.

(HAVE YOU EVER BEEN TO NEW MEXICO?) (HAVE YOU BEEN DOWN TO FLORIDA RECENTLY?) (IF"YES") - WELL, THEN YOU KNOW ABOUT ALL THE EXCITING THINGS THAT ARE TAKING PLACE. (IF "NO") WELL THEN, WE HOPE TO HAVE THE PLEASURE OF YOUR COMPANY ON ONE OF OUR FLIGHTS IN THE NEAR FUTURE.

STATE
PURPOSE
OF CALL

I HAVE YOUR PROPERTY RESERVATION FORM HERE, AND I WONDER IF YOU'LL TAKE A MINUTE OR 2 WITH ME TO MAKE SURE THAT EVERYTHING IS CORRECT.

ATTITUDE
TEST

THE PROPERTY IS BEING TAKEN IN THE NAME OF "JOHN R. SMITH, AND MARY D. SMITH", AS JOINT TENANTS. IS THAT CORRECT? AND YOUR CORRECT ADDRESS AND PHONE NUMBER IS 123-4th St., JONESVILLE, N.J. ZIP 08402, RIGHT? FINE. AND YOUR PHONE NUMBER IS AREA CODE 609, 822-6084 - RIGHT? - FINE.

MONEY
UNDERSTANDING

NOW, THE NET PRICE OF YOUR PROPERTY IN UNIT 23 IS $2,650. THE INITIAL DEPOSIT OF $275.00.. ......WAS YOUR PERSONAL CHECK (OR STIPULATE CASH, COUNTER, CHECK, ETC) ... IS THAT RIGHT?

SPECIFICS
OF
CONTRACT

FINE ..... AND YOUR MONTHLY DEPOSIT IS $34,33 -- RIGHT? AND OF COURSE, YOU KNOW THAT YOUR MONTHLY DEPOSITS HAVE BEEN SET FOR THE 15th OF THE MONTH -- WITH THE FIRST ONE DUE ON JANUARY 15th. RIGHT. -- WITHIN 10 DAYS OR 2 WEEKS YOU'LL RECEIVE A FULL HOMESITE OWNER'S PACKAGE WHICH WILL INCLUDE EXACT INSTRUCTIONS FOR MAILING YOUR CHECKS- AND SO FORTH.

DO YOU KNOW ABOUT THE MONEY BACK INSPECTION GUARANTEE-- AND THE EXCHANGE PRIVILEGE? RIGHT! YOU HAVE SIX MONTHS TO GO OUT TO THE

ISPECTION
JARANTEE

PROPERTY AND INSPECT IT PERSONALLY. THEN AND THERE YOU MAKE THE FINAL DECISION ABOUT WHETHER OR NOT YOU"LL REMAIN IN THE PROGRAM.

(IF HSO'S STATE THAT THEY WERE UNAWARE THAT THEY HAD TO GO TO THE PROPERTY).

GEE, I'M SURE YOUR CONSULTANT MADE THAT POINT CLEAR -- BUT, YOU WERE INTENDING TO MAKE THE TRIP BEFORE MAY OR JUNE, WEREN'T YOU?

(IF NO -- SELL IDEA OF FLIGHT)

YOU AND YOUR HUSBAND HAVE NO IMMEDIATE PLANS TO MOVE TO (FLORIDA) (NEW MEXICO)? HAVE

INVESTMENT
UNDERSTNADING

YOU? I SEE, THEN YOUR PROPERTY WILL BE FOR INVESTMENT. THAT'S WHAT MOST OF OUR HOMESITE OWNERS HAVE IN MIND. MANY TIMES, HOWEVER, ONCE THEY SEE THE PROPERTY, THEY FALL IN LOVE WITH IT, AND THE NEXT THING YOU KNOW -- WE'VE GOT A NEW RESIDENT. ARE THERE ANY POINTS ABOUT THE INVESTMENT FACTOR WHICH ARE UNCLEAR TO YOU? (CLARIFY ANY MISUNDERSTANDING).

WELL, IT WAS A PLEASURE SPEAKING WITH YOU, AND I WANT TO MAKE SURE THAT YOU HAVE OUR PHONE NUMBER, AND MY NAME, SO THAT YOU CAN FEEL FREE TO CALL AT ANY TIME. WE WILL BE BACK IN YOUR AREA ON THE 13TH - AT THE HOLIDAY INN - HOW ABOUT COMING OUT AGAIN AS AN HONORED HOMESITE OWNER - IF YOU CAN - AND IF YOU BRING A GUEST COUPLE WE HAVE A LOVELY LITTLE SOUVENIR FOR YOU. CAN WE COUNT ON YOUR COMING?

AT THE CONCLUSION OF THE CONFIRMATION CALL COMPLETE THE HSO HISTORY LOG AND ATTACH IT TO THE FRONT OF THE CUSTOMERS FILE FOLDER. (EXHIBIT "P")

THE FOLLOWING INFORMATION OBTAINED BY THE CONFIRMATION CALL SHOULD BE ENTERED ON THE SALES REPORT FORM (EXHIBIT"O"):

A. DOES THE CUSTOMER FULLY UNDERSTAND THE TERMS OF THE SALE.

B. DOES THE CUSTOMER FULLY UNDERSTAND THE REFUND PRIVILEGE.

C. ANY SPECIAL COMMENTS THE CUSTOMER MAY HAVE MADE.

EXHIBIT
U. S. DIST. COURT
D. OF N. Y.

A10235
EXHIBIT No. 50-B

JUN 4 1974
U. S. GRAND JURY
S. D. N. Y.

LAND DEVELOPMENT

239

AMREP CORPORATION

5606

Newcomer to an industry 'as old as Columbus' claims best balance sheet in the business. Developer offers planned communities as well as home and commercial building sites for immediate construction or long range investment purposes.

AMREP'S Friedman: "Our business is based on the most fundamental facts of life and economics. The supply of land is relatively fixed, but population is exploding. Limited supply, met by growing demand, means rising prices."

A statement and offering statement has been filed with the Department of State of the State of New York. The filing does not constitute approval of the sale or lease or offer for sale or lease by the Department of State or any officer thereof or that the Department of State has in any way passed upon the merits of such offering. A copy of the offering statement is available, upon request, from the subdivider. NYA 822-45

Reprinted from
THE STOCK MARKET MAGAZINE
MARCH/APRIL 1970

NOT A PAID ADVERTISEMENT

The information in this brochure is general and the events and predictions described may or may not affect the property being offered. AD70L8716

Not quite a decade ago, a group of home builders, advertising and financial experts pooled their collective cash and brains to enter America's oldest profession—land development. At the end of the first year in business, they grossed just under $1 million and earned a few cents a share. In their current fiscal year, sales are expected to near $50 million and net earnings near $9 million, or $2.70 per share.

The company is AMREP Corporation, headquartered in New York, with land developments in New Mexico and Florida and with petroleum operations in Oklahoma and Louisiana. This company is the newcomer to America's oldest industry of which FORTUNE magazine recently wrote:

"AMREP can honestly boast of having the best balance sheet in the business."

The term "oldest profession" generally elicits snickers from the sophisticate. AMREP's contention, however, is that Columbus, Amerigo Vespucci, John Smith and other early explorers really founded their industry in the western hemisphere.

"If you read the letters of Columbus to Ferdinand and Isabella, or of John Smith to the sponsors of his explorations, you will read the most glowing advertising copy ever written for raw land," Howard Friedman, the young (44), driving president of the AMREP Corporation observed in his office on Manhattan's West Side one recent morning.

"If we were to try to use advertising copy like theirs, we would face fines and imprisonment, for today ours is one of the most regulated businesses in the American economy."

Land development, contends Friedman, is the real story of the United States. The earliest settlers were lured by the tales of rich virgin soil, plentiful game and the possibility of untold wealth in agriculture, minerals, and furs. America was portrayed as the kind of earthly paradise where the humble peasants, tradesmen and workmen of the stratified societies of Europe could find the opportunity to not only become as wealthy as their lords and masters, but could live free of the restraints on speech and religion which oppressed them.

"In fact, America is still making good on that early promise," Friedman observed, "just as honest land developers continue working to make good their commitments

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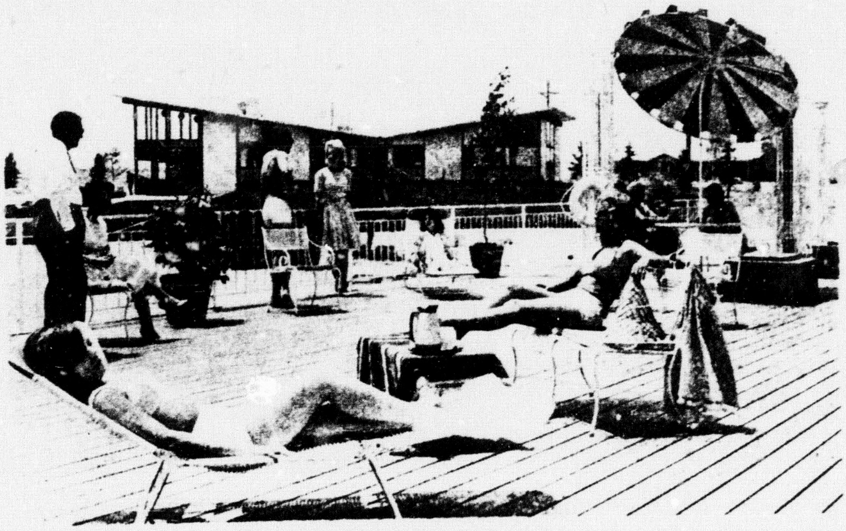
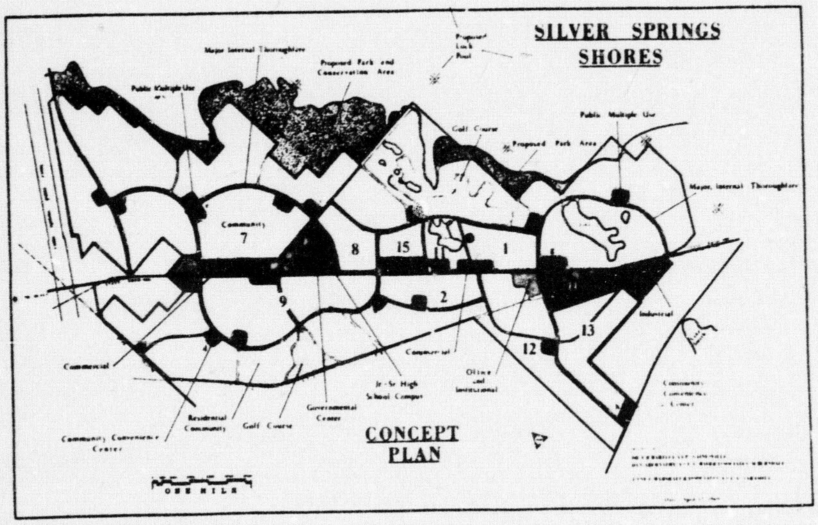


ALBUQUERQUE, N.M., site of AMREP's Rio Rancho Estates, is the "Sunshine Capital" of the nation. Residents relax on sun deck of Rio Rancho's community clubhouse pool.


SILVER SPRINGS SHORES
Proposed Lock Pool
Major Internal Thoroughfare
Proposed Park and Conservation Area
Public Multiple Use
Golf Course
Proposed Park Area
Public Multiple Use
Major Internal Thoroughfare
Community
7
8
15
1
9
2
Industrial
13
12
Commercial
Commercial
Office and Institutional
Jr.-Sr. High School Campus
Governmental Center
Residential Community
Golf Course
Community Convenience Center
Community Convenience Center
CONCEPT PLAN
ONE MILE

CONCEPT DIAGRAM shows relationships of various land uses in an award-winning plan for Silver Springs Shores, AMREP's newest development, adjoining Ocala, Florida.

to their customers."

AMREP, formerly the American Realty & Petroleum Corporation, is listed on the American Stock Exchange. It is building the communities of Rio Rancho Estates in Albuquerque, New Mexico, and Silver Spring Shores and Rainbow Lakes Estates in Central Florida. A minor part of its income comes from petroleum. It has long operated wells in Oklahoma and has participated in major gas and oil discoveries in Louisiana.

"Our business is based on the most fundamental facts of life and economics," Friedman said. "The supply of land is relatively fixed; but population is exploding. Limited supply, met by growing demand, inevitably means rising prices."

Companies like AMREP acquire large tracts of land in areas where they believe people most want to live. They sub-divide these tracts, invest in initial development, and sell home sites and commercial property.

"We have two kinds of customers," Friedman observed. There are those who want to build and move immediately into our communities, and those who buy on the installment plan, either for future relocation or for investment.

"The latter is a growing group, for the explosion of real estate prices in this country in the past decade has been truly phenomenal.

"For the smaller investor who would rather invest in real estate than in stocks or bonds or commodities, we perform the service of enabling him to participate in the growth of land values by offering easy payment plans so that he can acquire land for his future with a moderate monthly investment, while he is still at the height of his earning power. The theory is the same as that of Mutual Funds which enable the smaller investor to participate in the growth of the American economy on modest monthly terms."

Friedman traces the modern land development industry from George Washington. He points out that the father of our country, with his brother, Lawrence, earned his fortune by sub-dividing large tracts of land and selling lots, mostly by newspaper advertisement and direct mail to customers as far distant as Glasgow, Scotland. Like the contemporary developer, the Washingtons sold on the installment plan. The core of what is today Alexandria, Virginia, was surveyed by Washington, platted into lots, and sold off, largely to distant investors, without any development at all, he notes.

Today, the reputable land developer invests millions of dollars in construction on his property before he invites the public to come, see and buy. Roads, streets, water, electricity, gas and other utilities, model homes and community facilities are always constructed by AMREP in its new developments before homesites are offered for sale. This kind of preliminary investment was not possible for the Washingtons and other early land developers, Friedman notes, because todays giant pools of investment capital were not available to them.

Now, the giant land developers are listed on the stock exchanges and financed by banks and insurance companies, as well as by equity issues. But like their ancestors, the companies are in business to satisfy the same fundamental drive: expanding population needs more land for residents, for production, and for recreation.

Pointing to the intergovernmental report published last year under the title "The New City", Friedman said:

"It finds that we will need 110 new cities to satisfy the demands of our population growth in the next 30 years. One hundred of these cities will have upwards of 150,000 residents each; ten must contain upwards of 1,000,000 persons.

"Thirty years is a relatively short span, and to achieve the massive development required, private industry and government will literally have to race to meet the demand. Our company is an early starter in that race, for we are already building new cities."

Selecting a site for a large-scale development which will grow into a new city is no easy task. For AMREP, decisions on new sites must be made unanimously by the top management group, each of whom brings to bear a different point of view, developed from his own background and skill. Because the officers and directors represent the entire range of skills necessary for such large-scale projects, the final decisions on property selection have, in every case thus far, proved successful.

Chairman of the Board of AMREP is I.W. Blum, for more than 30 years a leading builder and developer of homes and commercial properties in both New York State and Florida. Few are the problems in site evaluation, negotiation, and building that he has not dealt with throughout his long career.

President Friedman, a CPA by training, brings to bear an acute cost and profit consciousness. Executive Vice President Chester Carity, also in his early 40's, is a hard-driving administrator who trys to see through promise to the hard reality. The oldest of the group, Henry L. (Hank) Hoffman, was once one of the nation's leading advertising copywriters. Hoffman has made best sellers of products ranging from books and flowers to shampoos and vegetable seeds.

Director Leo White, Vice President of the Chemical Bank, looks at land with a banker's eye. Don Pfaff, not yet 40, President of the AMREP Construction Company, has already built thousands of homes as well as many factories, schools, Churches, and golf courses. Construction problems, engineering costs, availability of skilled labor and materials are his domain.

"Hank has an infallible instinct, often demonstrated, for sensing what the American consumer most wants," Friedman noted. "He has a superb gift and a look at a property will enable him to decide whether or not it is a potential for us. He is an enthusiast, and so if he does not like land offered to us, we drop it immediately. It is when Hank falls in love with a tract that we really go to work. Then everyone checks out the area of his specialty; financing, construction, communications, planning, engineering, and so on.

"When we meet to weigh a possible purchase, each will point out the pros and cons from his own point of view. It may sound fantastic, but we look at more than 100 parcels for every one we buy. And that is because in the end, we require not merely unanimous agreement, but the unanimous enthusiasm of every member of top management. After all, each decision is for us a commitment to stay with a property for many, many years, and you do not commit your life lightly."

Currently, AMREP has under development four major projects, two in Florida and two in New Mexico The company states its criteria for land selection as follows:

1. All AMREP land must be homesite land. If it cannot be lived on, AMREP will not sell it.

2. All AMREP land must be not only in areas of great population and land value growth, but close to cities which already provide the necessary service facilities for a growing community. This means that AMREP never buys land in remote areas and then tries to build its own cities from scratch.

3. All AMREP land must be free from major construction and engineering problems.

"We do not want deferred engineering, construction and drainage costs on our books," Friedman stressed. "In the first place, the costs always turn out to be more than the initial estimates. And this is particularly true in an inflationary period when costs of engineering and construction, deferred over a long term, simply multiply."

AMREP's first major undertaking, Rainbow Lakes Estates, is today a community of close to 2000 persons. Its second major development, Rio Rancho Estates, in Albuquerque, N.M., will shortly welcome its 500th resident family.

The planners of the third, Silver Springs Shores, adjoining Ocala in Florida, just opened, have been honored by their society for their work on this major land development. The fourth, part of the picturesque Spanish grant to Archbishop Lamy and described in Willa Cather's classic book, "Death Comes to the Archbishop", is near Santa Fe, N.M.

How does one go about the business of building a new city? Take the case of Silver Springs Shores.

"We held the land, which is close to Florida's major natural tourist attraction, Silver Springs, for almost eight years, watching while local real estate values mounted and waiting for the proper development program," Friedman said.

"Many preliminary programs were scrapped, including one which was complete down to the final engineering and platting. Finally, Professor E.R. Bartley, one of the nation's leading planners, gave us just what we wanted."

The award-winning plan maximizes the natural advantages of the rolling, unspoiled countryside. It is designed to bring into being a smoothly functioning municipality which will provide its residents with an

Continued on Page 46

inspiring environment for living, working and playing. Roads and streets are contoured to the topography and houses so planned that none faces on a major thoroughfare. Community services–schools, churches, shopping centers–are located within easy access from all parts of the community. The industrial park, contiguous to the railroad and close to the Cross-Florida Canal, which is currently under construction, is limited to clean industry to preserve the purity of the air and waters of the community. Sparkling lakes offer swimming, fishing, boating and open park lands offer recreation and relaxation. A championship 18-hole golf course designed to PGA standards by Desmond Muirhead and the legendary Gene Sarazen is a draw, both to local residents and distant customers.

"Before we had opened Silver Springs Shores, we had built a clubhouse and community center, an administration building and a cluster of model homes ranging in price from $12,000 to upwards of $30,000. Underground utilities were installed, a yacht club and beaches readied for the first families and a 100-room lakeside motel and marina, with its own restaurant and banquet facilities, swimming pool and other facilities were near completion. The final roads and streets were constructed.

"Most important of all, we had already arranged to install in our industrial park three plants, to provide employment opportunities for those who would come here from distant points. Two are small businesses, but one is the newest plant of one of the nation's leading manufacturing companies, Martin-Marietta. Its electronics manufacturing operation actually starts next month, and we and they expect its work force to grow over the years. We are constantly negotiating with other companies, because we have an intensive plant recruitment program and campaign."

Rio Rancho Estates already has four plants in its industrial park, one under construction and two more scheduled to begin building soon, with many more in negotiation. One, Arrowhead Carpet Mills, has announced it expects to be employing over 800 persons in the next three years.

"The more factories in our industrial park, the more homes will be built, and the faster and the higher our land values rise. This is the real secret of AMREP's operation," Friedman disclosed.

"Although our original land cost is not very high in relation to our sales cost, the price to the consumer represents genuine added values which we have created. Naturally, the more construction, employment opportunities, etc., we bring in, the higher the values rise and the higher the prices we charge. So that in many of our developments, initial prices may be quite low, but they will generally have doubled and redoubled within 5 or 6 years."

With such initial construction costs, how does AMREP show earnings? "By running a tight ship," Friedman observed.

"Because we offer so good a product to the consumer, our sales are easier and so our selling costs are lower than most of the industry. What many others spend in sales, we have available for construction.

"In addition, we have demonstrated that we can assemble attractive packages profitably, with our own construction company, our own film and advertising divisions, our own sales offices, we are able to pare costs to the bone while maintaining what we believe is the highest degree of professionalism in each aspect of our operations."

Proudly, Friedman called attention to the steady growth of the firm's sales and earnings. In fiscal 1965, on $5.8 million of sales, the company earned $594,000, or 23 cents per share; in fiscal 1966, the company's sales were $7.7 million and earnings were $1,217,000, or 45 cents per share; in fiscal 1967, sales reached $12 million and earnings $2,280,000, or 83 cents per share; in fiscal 1968, sales were $18,600,000 and earnings were $3,860,000, or $1.24 per share; in fiscal 1969 sales soared to $34 million and earnings moved with them to $6,890,000 or $2.13 per share. In the current fiscal year, as noted, expectations are for nearly $50 million in sales and earnings of $9 million of $2.70 per share.

In its last fiscal year, AMREP acquired the Kable News Company, one of the leading national distributors of magazines. Friedman reports that the acquisition is highly profitable and offers good hope for future growth.

"The company is already returning enough income to pay the interest on the recent $12 million debenture issue which was privately placed for us by our investment bankers, Lehman Brothers," he said.

At the same time, AMREP is continuing with its highly successful participations in oil exploration. Last year, it participated in a major discovery in South Lake, Palourde, Louisiana. Preliminary estimates value AMREP'S interest in its reserves at upwards of $6 million. Successful development wells have been completed on this property.

"Our continued participation in petroleum exploration is designed to benefit from the tax incentives offered by our government to encourage development of new reserves," Friedman noted.

"Thus far, on our investment of what would otherwise have gone for taxes, we have realized a growing, though still small share, of our company's profits."

AMREP recently entered the mobile home field with the acquisition of Mid-Florida Lakes, near Leesburg, Florida, which has been described by one leading real estate news editor as "the most attractive mobile home community in the country." It is studying the operations of this venture quite closely with a view to expanding further in this particularly fast-growing industry.

"We have not programmed our future mobile home operations as yet," Friedman said. "We know we intend to be a major factor in nationally-sold mobile home parks, because they are profitable and because they relate to our own business. How far we will go beyond this, depends on what we learn over the next year."

What does the future hold for AMREP Corporation? Friedman points with great pride to the fact that uniquely in the land development industry, his company has a positive cash flow. Most land development companies are highly leveraged, but AMREP's management has proceeded conservatively. "And we do not have to take great risks in order to achieve that," he says.

He adds that AMREP is always weighing the possibility of acquisitions relating to its land development business, but it remains convinced that the growth it generates internally will probably be the most important part of its future earnings.

26

2536

CONFIDENTIAL SURVEY

A10239

Your answers to this brief questionnaire will help us to better evaluate your interests and goals. Needless to say, all information is held in the strictest confidence.

Thank you.

A statement and offering statement has been filed with the Department of State of the State of New York. The filing does not constitute approval of the sale or lease or offer for sale or lease by the Department of State or any officer thereof or that the Department of State has in any way passed upon the merits of such offering. A copy of the offering statement is available, upon request, from the subdivider. NYA 822-71

RR-574

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

256

CONFIDENTIAL SURVEY

please print clearly

1. Occupation ____________________
2. Age ____________________
3. Do you rent? __________ Own home? __________
4. How many children in family? ________ Ages __________
5. Have you ever invested in Mutual Funds? __________
   Stocks? ________ Insurance? ________ Real Estate? ________
   Savings & Loan Assoc.? __________ Credit Unions? ________
   Other ____________________
6. At what age do you plan to retire? __________
7. Do you now have an income plan for your future?
   Yes ______ No ______
8. What percent return are you receiving on your
   top investment? ______ %
9. If you were shown an investment program that has consistently outperformed the above return, what amount could you set aside per month?
   (Please check one) $40 ______ $50 ______ $65 ______
   $85 ______ $100 ______ More ______
10. Do you enjoy . . . boating ________ fishing ________ golf ________
    swimming ________ camping ________ riding ________
    gardening ________ other outdoor recreation __________
11. Employed by ____________________
    Years ______
12. Spouse employed by ____________________
    Years ______
13. What club affiliations or hobbies do you have?
    ____
14. Have you visited New Mexico? __________

Your Name ____________________

Street address ____________________

City ____________________ State __________

Zip __________

Phone __________

Please list names of people you feel would be interested in the Southwest, or who would like to receive some information on this Master-Planned Community.

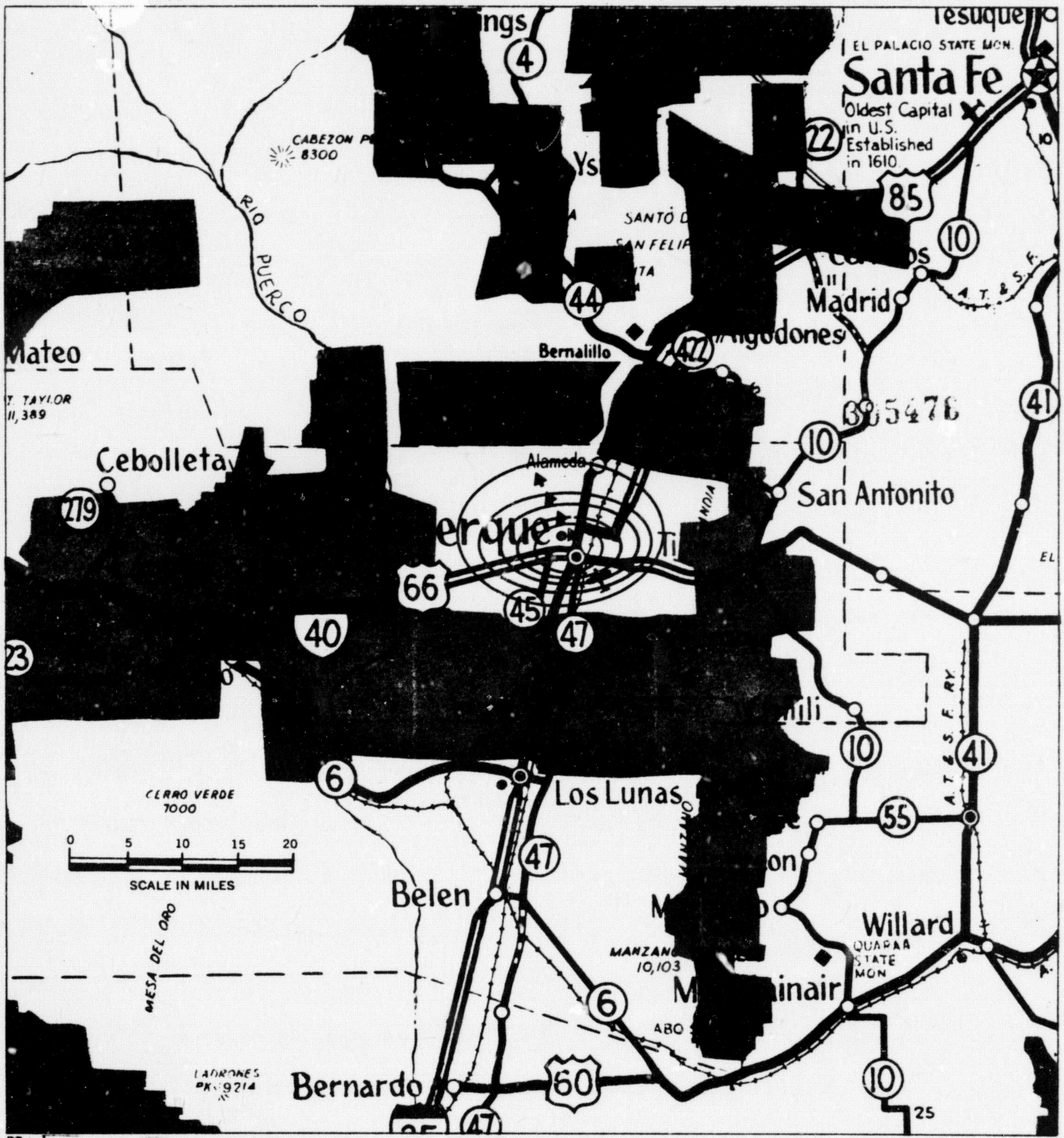
Name ____________________
Address ____________________
City __________ State __________ Zip __________

Name ____________________
Address ____________________
City __________ State __________ Zip __________

Name ____________________
Address ____________________
City __________ State __________ Zip __________

A10241

Obtain HUD Property Report from Developer and read it before signing anything. HUD neither approves the merits of the offering nor the value of the property as an investment, if any.



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Tesuque
EL PALACIO STATE MON.
Santa Fe
Oldest Capital in U.S. Established in 1610
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RIO PUERCO
SANTO D
SAN FELIP
Madrid
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Mateo
Bernalillo
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Algodones
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EXHIBIT

U. S. DIST. COURT

S. D. OF N. Y.

271 Ld

Shaded areas indicate lands not available for homesite use. (Either State reserved lands, parks, Federal reserved lands, forests, or open rangelands with no title availability.)

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NYA 388-37

A10242

American Realty and Petroleum

AMREP
CORPORATION ■ 16 WEST 61st STREET, NEW YORK, N. Y. 10023 ■ CIRCLE 5-8556

April 5, 1971

TO: Mr. Irving Roth, Roth Realty

FROM: B. D'Amour

27596

SUBJECT: Tour & Sales Seminar

We have scheduled a Tour & Sales Seminar at Rio Rancho Estates to be held from April 23rd to April 27th. The purpose of this seminar is to familarize your team captains and managers with a thorough schooling on exactly what happens when you send a customer to Albuquerque. We will also devote a portion of our program to $money $making topics such as:

HOW TO PREPARE YOUR CUSTOMERS FOR A PROFITABLE TOUR
HOW TO HAVE MORE TOURS
HOW TO EASILY FILL AN AIRPLANE
$ HOUSING - HOUSING - HOUSING $
PRE-TOUR & POST-TOUR PARTIES

Regardless of how much time your people have spent in Albuquerque we know that they will leave this seminar much better equipped to go out in the field and make more money for you. Naturally, the total cost of this seminar (including "Y" class transportation) will be born by AMREP.

Please advise Mr. Don Potter as soon as possible of the number of people who will be in your party so that motel reservations can be confirmed. Looking forward to seeing you on the 23rd in the Land of Enchantment.

B. D'AMOUR

cc: C. Carity
D. Friedman
D. Potter
J. Wall
C. Rovnos
B. Gumpel
T. Schidlo

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
293

imw

■ Tulsa, Oklahoma ■ New York, New York ■ Albuquerque, New Mexico ■ Ocala Silver Springs, Fla. ■

American Realty and Petroleum

AMREP CORPORATION ■ 16 WEST 61st STREET, NEW YORK, N. Y. 10023 ■ CIRCLE 5-8556

April 5, 1971

TO: Mr. Miles I. Lihn, Miles I. Lihn Association

FROM: B. D'Amour

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B. D'AMOUR

cc: C. Carity
D. Friedman
D. Potter
J. Wall
C. Rovnos
B. Gumpel
T. Echidio

imw

USA 33s-475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

294

A10244

27598

American Realty and Petroleum

AMREP
CORPORATION ■ 16 WEST 61st STREET, NEW YORK, N. Y. 10023 ■ CIRCLE 5-8556

April 5, 1971

TO: Mr. Bernie Stoltzman, Jr., Sunshine Properties

FROM: B. D'Amour

SUBJECT: Tour & Sales Seminar

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T. Schidlo

imw

USA 33s - 475
(ED. 4-23-71)

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.

295

A10245

27599

AMREP
CORPORATION ■ 16 WEST 61st STREET, NEW YORK, N. Y. 10023 ■ CIRCLE 5-8556

April 5, 1971

TO: Mr. Irwin Weinberg, Acres & Homes

FROM: B. D'Amour

SUBJECT: Tour & Sales Seminar

We have scheduled a Tour & Sales Seminar at Rio Rancho Estates to be held from April 23rd to April 27th. The purpose of this seminar is to familarize your team captains and managers with a thorough schooling on exactly what happens when you send a customer to Albuquerque. We will also devote a portion of our program to $money $making topics such as:

HOW TO PREPARE YOUR CUSTOMERS FOR A PROFITABLE TOUR
HOW TO HAVE MORE TOURS
HOW TO EASILY FILL AN AIRPLANE
$ HOUSING - HOUSING - HOUSING $
PRE-TOUR & POST-TOUR PARTIES

Regardless of how much time your people have spent in Albuquerque we know that they will leave this seminar much better equipped to go out in the field and make more money for you. Naturally, the total cost of this seminar (including "Y" class transportation) will be born by AMREP.

Please advise Mr. Don Potter as soon as possible of the number of people who will be in your party so that motel reservations can be confirmed. Looking forward to seeing you on the 23rd in the Land of Enchantment.

B. D'AMOUR

cc: C. Carity
D. Friedman
D. Potter
J. Wall
C. Rovnos
B. Gumpel
T. Schidlo

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STEVE DONDY'S PRESENTATION
AUGUST 1972

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May I have your attentic , ladies and gentlemen.

Good evening. My name is____ and I am going to be your host this evening on behalf of the AMREP Corp. The AMREP Corp. are the creators and developers of beautiful Rio Rancho Estates out in sunny Albuquerque, New Mexico. We have a very interesting evening planned for you and just prior to dinner, just sort of to whet the appetite, we will begin our program by showing you a short pre-dinner introductory film. This film will be taking us into the vast, expansive areas of the beautiful/sunny southwestern part of our country. We will see something of the tremendous industrial growth that has taken place here and also of the people from all over the country who are moving into this area at a very rapid rate. In this film you will also be shown how the only further growth of the future real estate market lies in one direction only -- and that is the westerly side of the city of Albuquerque, in the very path where our beautiful city, Rio Rancho Estates, is making tremendous progress. In this film we are going to hear from various officials, such as the Governor of the State of New Mexico, as well as the United States Senator of New Mexico, and also various dignitaries from the City of Albuquerque itself. Now this film that we are about to review for you, is a film that was not produced by our company. It was produced by an independent agency for the purpose of it being shown on the local television screen in the Albuquerque area to the residents of this city to more or less inform them not only of this industrial influx that is coming here, but the rapid expansion of the city itself. Yet you will note that the dominating factor is Rio Rancho Estates. So, without any further ado we are going to run this film for you. It's a short one, it will take about 10 minutes. I'll be back for a brief moment immediately after the completion of the film and then we will all enjoy a nice dinner. So do enjoy the film and thank you very much.

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How did you enjoy that film, ladies and gentlemen? Thank you, thank you very much. That is just a short preview of what will follow after dinner. Dinner will be served in just a few moments and while we are waiting for dinner to be served may I call your attention to some very interesting literature that will be distributed among you by my associates, the folks that are sitting with you at your tables. You will find that one of the brochures is a very colorful pamphlet entitled "This Is My Land". May I suggest that you take the opportunity and

Friday can't come soon enough. Right? This is what we are talking about.

browse through this brochure and also may I suggest that you do pay particular attention to pages 7, 8 and 9 -- especially page 9 because on this page you are going to find the huge profits that have been made on the sale and re-sale of real estate in and about the city of Albuquerque over the past several years. And also at your tables there will be a fact sheet. This, too, is very informative. It will not only tell you of the latest developments within Rio Rancho Estates, but the tremendous growth, the progress that is taking place right now in the beautiful city of Albuquerque.

Ladies and gentlemen, I do want to wish you a very hearty appetite, by all means do enjoy dinner. I will see you all after coffee and dessert. Thank you very much.

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May I have your attention once again, ladies and gentlemen. How did you all enjoy dinner? Thank you. It's always gratifying to hear. If perhaps some you have not finished with your coffee and dessert, please do take your time. May I also suggest perhaps for the few of you that are seated with your backs to the screen, to turn your chairs around, make yourselves comfortable, because the balance of the evening is going to come from this side of the room.

And with that, ladies and gentlemen, we are now going to take you to one of the fastest growing cities, one of the fastest growing areas of our country -- Albuquerque, New Mexico. This is a city where climate is truly king. The average yearly temperature ranges between 70-75°, the air is dry, crystal clear due to extremely low humidity. We are more than 5,000 feet above sea level, and we do enjoy 360 days of beautiful sunshine. And please don't mistake what I have just told you as some sort of Chamber of Commerce commercial out of Albuquerque, as it happens to be a United States Weather Bureau statistical fact. And facts, incidentally, are all that we will be presenting for the balance of the evening.

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Now it's not the climate alone that makes Albuquerque as great a city as it is today. What runs on our program, gives us the benefit of a complete program, is of course the industry. Now, for all intents and purposes Albuquerque today is considered the electronic research center of this country. There are more than 125 electronic firms operating in and about the city and as a result of the electronic industry every other type of industry is very well represented. Among the thousands and thousands of people employed here we have PhD's, mathematicians, engineers, and I have singled out these categories because they obviously do indicate a high salary income. And this too is further borne out by the Federal Reserve Board whose job it is to compile financial data of major cities throughout the country and the Federal Reserve Board informs us that Albuquerque today enjoys one of the highest per capita incomes of any major city throughout the country. Now that is a pretty significant statement to be able to make -- one of the highest per capita incomes. And this also serves as a pretty good barometer when we are speaking in terms of land, land investment and that is precisely what we are doing this evening.

Before I go further on with the program I would also like to give you more of a background about our company, the AMREP Corporation. The AMREP Corp. is a multi-million dollar corporation; we are listed on the New York Stock Exchange and we do have thousands upon thousands of shareholders to answer to. Also, the AMREP Corp. is responsible for building some very fine communities throughout the state of Florida. Of course, now all our efforts are within Rio Rancho Estates. A substantial portion of our property has been set aside for recreation and improvement. What we are doing from scratch, from its very inception, is building a complete scientifically planned community, a community with all the requirements such as swimming &/cabana club houses, golf courses, hotels, motels, shopping centers, medical as well as dental facilities and an educational system that ranges from grade school to senior high school, even a junior college is planned. And speaking of education, there is of course the University of Albuquerque as well as the beautiful, magnificent University of New Mexico.

I can stand here for hours and just rave on about Albuquerque, Rio Rancho Estates, but in order to give you a more vivid picture, at this point we are going to show you another film. Now this film that we are about to review for you is a film that was produced by our company and in this film we are going to meet and hear from quite a number of interesting people, people incidentally just like yourselves that in the past preceeded you at dinner receptions just like this one (all over the country, I may add). And you will note in viewing this film that many of these folks are already living in their new homes, others just happened to be there at the time of us producing this film. But again many of these folks in this film will be telling us that once they had visited and inspected Rio Rancho Estates, many of them purchased additional property to further their investments. Allow

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me to repeat this word "investment" because it is truly the key, the theme to our program. Perhaps some of you here ~~this~~ evening are thinking in terms of relocation. Others, towards retirement. A few, again, perhaps would like to put themselves in a position where, as time goes by, they can pass along this valuable real estate to their children, or their grand children, or see their children through a college education. But I am quite certain, ladies and gentlemen, that all of us here this evening in this room would not only like to acquire the equity that we need, but so desire for those future years ahead. Well, let me assure you that any of the things that I have just mentioned can be accomplished this evening through our land investment program. I personally always like to think of it in terms of a a documented opportunity and the word "documentation" brings me to one final statement that I must make to you before we show you the film. And that is this. The film that we reviewed for you prior to dinner, the film that we are about to show you now, all the literature that has been available for you at the tables, all this long ago has been submitted to the Department of State in Albany, New York. Now obviously it has been submitted for your protection and we of course are very pleased, that you have been afforded this protection. So, as we [illegible] ~~want~~ you ~~to~~ [illegible] listen to this final film, ladies and gentlemen, one final request. As you view the film, for that matter as you review the entire program, do so with an open mind, with your own objective point of view, for this evening can very well be a major turning point in your lives, as it already has been to over 40,000 people that have preceeded you in the past. So once again, if I may have the lights lowered and the projector going, I know that you are going to enjoy this film, ladies and gentlemen, because it is what life is all about in Rio Rancho Estates. Do enjoy it, I'll be back immediately after the completion of the film to not only give you the terms of our investment, but also to update this film, because you see this film was produced almost 3 years ago and of course many things have occurred not only within Rio Rancho Estates, but in the city of Albuquerque itself. Do enjoy it, I'll see you after the film. Thank you very much.

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How did you enjoy that film, ladies and gentlemen? Thank you very much. It's truly a magnificent area, blessed by the most magnificent climate. Now in addition to the pretty pictures, the pretty climate, ladies and gentlemen, I already informed you prior to showing you this film that of course many things have occurred since this film was last produced not only within Rio Rancho Estates, but within the city of Albuquerque, and I would like to spend the next few minutes just on more or less updating both areas.

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Now for example, in this film, ladies and gentlemen, you were told that golf courses are just 4 to 18 miles from our front door. This no longer is true, because today within Rio Rancho Estates we have a most magnificent, beautiful 18-hole PGA golf course. This golf course is situated on 200 acres of land. At the time of its construction we also installed a beautiful country club. This is a building in excess of half a million dollars, again complete facilities -- locker room, cocktail lounge, restaurant facilities -- no money was spared in building the finest golf course that money can build today. And incidentally, in and around the country club area we also have installed an additional swimming pool as well as tennis courts. Now in this exclusive area, in the immediate vicinity of the country club -- today in this area we are building homes, ladies and gentlemen, homes that start upward in price at $50,000.00. And let me assure you that a $50,000.00 home in the Albuquerque area is equivalent in cost back here in the east from $70,000 to $75,000, perhaps higher. And I don't think I have to inform anyone what happens to real estate prices in and around the Country Club/Golf Course community. The same thing holds true today right within Rio Rancho Estates.

Now to show you growth on a different level, ladies and gentlemen. You have also seen shots of our beautiful Panorama Inn Motel, our very own motel right within Rio Rancho Estates itself. This motel is about 3½ years old. When it was first completed at that time this motel only had 20 rooms. Today the Panorama Inn has almost 90 rooms and there are very strong indications that in the immediate future we will be expanding this Panorama Inn Motel.

There are many other things that have been completed that are today within the Rio Rancho Estates. Unfortunately, they have not as yet been interjected into this last film. For example, ladies and gentlemen, today we have condominium apartments, we have garden apartments, we have a huge shopping center with a nationaly known supermarket chain represented within the shopping center. Today we have medical facilities as well as dental facilities, we have banking facilities for the residents of Rio Rancho Estates, complete banking facilities. So as you can see, ladies and gentlemen, today the residents,ax the people that are living within Rio Rancho Estates, can depend on Rio Rancho Estates for their everyday needs, for the staple items of everyday living. As a matter of fact, just a short time ago, several months ago, in presenting our program to the general public, at that time many of these things were not availbble within Rio Rancho Estates, and the residents at that time had to depend on the city of Albuquerque for these very items I was just discussing with you. This of course is no longer true.

But the most important thing that comes to my mind about this last film, ladies and gentlemen, happens to be our industrial park. It was gone over very lightly in this film. Here again, you have seen shots of the very first industry that was installed within our industrial park -- the NEWMEX industry. Incidentally, this gentleman too is a New Yorker. As you heard in the film he not only moved his family but his business, lock, stock and barrel within Rio Rancho's industrial park. This company is and they do various work, for the number of electronic firms that are situated in and about the city of Albuquerque. Of course, since then many, many others have joined us but the most important that comes to my mind is a company that opened its doors October a year ago. This company also is listed on the Big Board, The New York Exchange. The company has assets of many, many million dollars, and I am speaking of course of the AMPEX Industries. Now some of you probably know, especially those that do own a tape-recording device at home, the AMPEX Corp. today is one of the true leaders not only in cassette, tape recording devices, but video- tape recording devices as well. For example, any of us that should ever be watching a sporting event on television, for example, and we get this instant replay, this very fine equipment is also manufactured by this company. Several months ago this AMPEX Corp. acquired several additional acres within our industrial park, which clearly indicates to us that they will definitely be expanding their industrial activities. As a matter of fact, their executive offices inform us that in a very short time hundreds upon hundreds of people are going to be employed by this company and I dare say that many of these folks will be coming to us within Rio Rancho Estates to purchase land to build their homes upon. And of course this is very important for the growth, the future, the prosperity of Rio Rancho Estates.

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Speaking of industry within the city of Albuquerque, ladies and gentlemen, it is truly booming. Here again let me just name for you some of the most recent arrivals to the city. Companies that I think are familiar to all of us. Corporate giants such as IBM, General Electric, Westinghouse, a division of the Singer Corp., the Fridan Division, they are manufacturers of electronic calculators. Incidentally this company investigated 25 key cities throughout the United States before they finally decided, too, upon the city of Albuquerque. And here again, I can just stand here and keep on naming names, names of very large corporations that in the very near future will be coming to Albuquerque to set up their industries.

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And while we are speaking of/this industrial growth, ladies and gentlemen, let me assure you that all the industry that prevails in the city, or all the industry that is about to come within this area is all pollution-free type of industry. Because you see, here again the city of Albuquerque does have the severe ordinance and that is that they will just not allow, they will not tolerate any industry to come here that will pollute their rivers, their lakes, the air of the city. Because we have, again, many residents from all over the country coming here with respiratory ailments - emphysema, asthma, arthritis - and many of these folks living in this pure envigorating climate either get completely cured or at the very least they feel much more comfortable than in the areas that they left behind. Therefore, no pollution type of industry.

And I think that we can all agree that as industry comes within a specific area it brings business, it brings job opportunities and this is the reason that people are moving into this area in leaps and bounds.

Now to show you growth on a different level, ladies and gentlemen, toward the end part of this film we showed you fleeting shots of the beautiful University of New Mexico. The present ~~state~~ stud of enrollment at this university stands about 16,000 students, but it is anticipated in the immediate future that an additional 9,000 students are going to be enrolled at this university, bringing the total to 25,000 students. Therefore this university today is completing an expansion program at the cost of 15 million dollars to handle this influx of students coming here and at the same time the university today is completing a huge medical complex at a cost of 150 million dollars. This is a great deal of money and you can all rest assured that this university is not just putting up monuments, again clear-cut proof that the industry, the educational system of the city of Albuquerque warrants these very large type of expenditures.

And while we are on the topic of the University of New Mexico and we are gathered here speaking in terms of real estate, real estate investment, let me tell you a very interesting story.

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As I just pointed out to you, this university is not just a fine learning institution, but from the point of doing business, a very shrewd one. You see, ladies and gentlemen, this university had the foresight about 12 years ago to purchase a track of land just several miles from the entrance of Rio Rancho Estates. Now they purchased this track of land as an investment at that time, at a cost of less than $10,000. On this parcel of land today stands one of the most beautiful, magnificent shopping centers that you would ever feast your eyes upon. Now this shopping center has a very interesting name - it is named "Winrock". The Winrock Shopping

Center derives its name from the past Governor of Arkansas and also the brother of our governor here in New York, Governor Winthrop Rockefeller. Now I think it's interesting and praiseworthy to note that a gentleman such as Mr. Rockefeller, and I think we can all readily agree that he had this area checked and re-checked before he made any expenditures whatsoever, had decided to build this beautiful shopping center in the city of Albuquerque. But you see, unfortunately, the story does not end there. You see, Mr. Rockefeller is a tenant. He does not own this land where the shopping center stands today, he is a tenant to this University of New Mexico at an annual rental of $100,000 a year. That's right, ladies and gentlemen, the university today is enjoying from Mr. Rockefeller an income, a yearly income of $100,000 on an original investment 12 years ago, the cost of that investment at that time of less than $10,000.

This, ladies and gentlemen, is what is happening in Albuquerque today. One of the fastest growing real estate areas in this country.

Now, let me just give you one final conclusive statistic. The present population of the city of Albuquerque stands at about 325,000 residents. It is the largest city within the state of New Mexico. However, the Census Bureau out in Washington, D.C., and it is their job to project population growth of major cities throughout the country, inform us that by 1980, or perhaps sooner, an additional 200 to 250 thousand people are coming here to live here, to work here, to find a new way of life, or to retire here. As a matter of fact, this city of Albuquerque has a historic growth pattern of doubling its population at every 10-year interval over the last 50 years. And do keep in mind, ladies and gentlemen, that Rio Rancho Estates is now just 4 miles out of the city limits and almost a ¼-million people are coming here in the next few short years.

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Now, I would like to ask a question that we don't have an answer for. We, at Rio Rancho Estates, because we are a master-planned community, at the very most can accommodate 90, maybe, maybe stretching it, a 100 thousand people. Now I'd like to ask a question that we don't have the answer for. Where is this additional 100 to 150 thousand people going to live? As you were made aware of by the small area maps that are available at your tables, possibly shown in greater detail on the film, you see ladies and gentlemen, this city of Albuquerque does happen to have one unique, serious problem. And this problem is also very much in favor of Rio Rancho Estates. You see, ladies and gentlemen, this city is surrounded on three sides by mountain ranges. On one side, by the Sandia Peaks, this is where folks go skiing on an elevation of an excess of 10,000 feet above sea level, and on the other two sides by Federal Reserve Land (this is real estate that is owned by Uncle Sam, the Federal Government, it is real estate that will never, ever be for sale). So, as a result of this straddling of the city on these three sides, the growth can go in just one direction -- one direction only, and that happens to be to the westerly and north-westerly side from the city of Albuquerque in the very path where Rio Rancho Estates is located. As a matter of fact, today it is physically and geographically impossible for the growth of this city not to first to come through Rio Rancho Estates before it gets beyond us. Because this entire growth area is straddled by Rio Rancho Estates. And, ladies and gentlemen, we are so proud of what we have accomplished here in the past several years.

Today, our company has tours, monthly tours. We do fly each and every month, twelve months a year to Albuquerque. We want you to see Rio Rancho Estates. As a matter of fact, we want you to see Rio Rancho Estates so much that this is the reason why we have these monthly tours today. I must also inform you that these tours are available to those that reserve property with us only. Just a few months ago we worked on final details with United Airlines, where today we lease these jets from United Airlines, again passing this low-cost, this saving, on to folks like yourselves that are going to this part of the country to investigate, to see Rio Rancho Estates. We do go each and every month for five days. We normally leave on a Wednesday morning from Kennedy Airport by way of United Airline jets, we go for five days, we get you back safe and sound Sunday evening. When we go on Wednesday morning, we go direct non-stop, the flight takes about 4 hours. When we do arrive in Albuquerque we put you up at some of the finest motels and hotels that this city has available for us. We wine you and dine you in some of the finest restaurants and nightclubs. We really and truly, ladies and gentlemen, do show you one wonderful time. We give you a complete tour of the city of Albuquerque, its recreation areas, sightseeing areas, growth areas, industrial areas and we give you a complete tour of its surrounding vicinities and of course we give you a complete tour of Rio Rancho Estates. And after having completed this tour, ladies and gentlemen, we then take you by private car to that parcel of real estate that you had reserved for yourselves back here in the east. You get out of the car, you walk on this piece of land, and somewhere along here comes what I always like to refer to as "the moment of truth". Because, frankly a decision is in order, a decision that can go several ways. Again, as you heard in the film, many, many people do purchase additional property to further their investment once they have visited and inspected us. A few, some, decrease their holdings. It is perfectly all right. You also have the opportunity at that time to exchange your holdings to any other site that you find more desirous to your own particular needs. But please, here again do take the words of my associates, they've all been there, they thoroughly understand Rio Rancho Estates. But the most important decision is this. While you are there, if there is anything in any way, or in no way at all, if Rio Rancho Estates is simply not your cup of tea, so to speak, do rest assured that every penny, every dime, every dollar will be refunded in full -- no bookkeeping charges, no credit charges, no maintainance charges. And this, ladies and gentlemen, is not gossip coming from the podium, it's everything else that the company does. It has been put into print. I'd like very much for you to see this Refund Guarantee clause. Therefore, at this point, my associates will be passing among you our Reservation and Purchase Agreement, so that you can see this Refund Guarantee clause for yourselves.

You will note, down the center of the page, under the bold heading "Refund Guarantee" it states that:

"Buyer shall have six months from the above date to make a registered personal inspection of Rio Rancho Estates on a company-guided tour and have every penny paid to Seller refunded if he is not satisfied in any way provided Seller is so notified at the time of initial inspection on a form provided by Seller. This provision shall not apply to property purchased while present at, or subsequent to a visit to Rio Rancho Estates, and cannot be exercised by any agent on behalf of Buyer".

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So you see, ladies and gentlemen, truly, you don't take any chances with us. On the contrary, it is we that in turn take all our chances with you. You have a full six months, a full half year, whenever it is convenient for you, whenever you can make yourself available, join us on one of our tours, see Rio Rancho, inspect Rio Rancho, then and only then do you make that final decision. And, speeking of making final decisions, ladies and gentlemen, we have several folks with us here this evening, we call them "special people" because they are folks just like yourselves that in the past preceeded you at these same type dinner receptions, they've seen the wisdom of our program, they reserved property, as a matter of fact we have two couples here with us this evaning, that have done just that. They've been to Rio Rancho, they reserved property, they went to Rio Rancho on one of our tours, and I'm going to ask Mr. & Mrs.________________ to come out here, because they were down there just three months ago with Danny Monaco, our tour guide director, and perhaps they will tell you in their own words what they know, what they've seen about Rio Rancho. Ladies and gentlemen, would you welcome Mr.__________________, our property owner.

Thank you very much, Mr.____________________. I would also like to introduce Mr. & Mrs. Andrews, Mr. & Mrs. Jones. Mr. Jones as yet has not been to Rio Rancho Estates, but he was telling me during the course of ~~the~~ dinner that he and Mrs. Jones and planning to go in the very near future. Mr. Jones, please do come back to one of our dinners and let us know how you enjoyed Rio Rancho Estates. Ladies and gentlemen, how about a nice, warm round of applause for Mr. & Mrs. ____________________, Mr. & Mrs. Andrews, Mr. & Mrs. Jones.

You see, ladies and gentlemen, that is what it's all about. To take that first step. To reserve a piece of property whenever it is convenient for you, go to Rio Rancho, then and only then, make that final decision. And to show you how you can go about making a decision, ladies and gentlemen, at this point my associates will be passing among you a form that we refer to as an "Allocation Sheet". This is real estate that has been made available to us for this particular dinner here at the Playboy Club in New York City. It is prime property that has been teletyped to us this morning directly from our community and my associates will be passing that among you.

Now you will note that our Allocation Sheet for this evening, ladies and gentlemen, are marked "1" through "11". Merely as an illustration, I am going to read across Item #4 on the sheet and as I read across the sheet I will explain it to you as I do go along. 035977

Now for example, reading across Item #4 you will notice in the following column "Size" you will see a figure "2A". This represents 2 full acres of real estate. The following column, where you see "Allocation, Block & Lot", you will see a series of numbers. This represents the exact, the precise area where this real estate is located in. The following column, ladies and gentlemen, you will see a figure of $10,400.00 and this figure is followed in the following column you will see a multiple discount figure of $750.00. Now this multiple discount comes about by anyone reserving an acre or more of real estate enjoys this multiple discount, in this particular case - $750.00, bringing the net price in the following column to $9,600.00.

I'd like to pause here for just one brief moment, ladies and gentlemen, and give you some comparisons, some recent real estate transactions that have taken place in the city of Albuquerque.

Several miles away from us, ladies and gentlemen, about seven miles away from us, several months ago 10 acres of real estate (and I am speaking of residential real estate within the city of Albuquerque) at that time these 10 acres were sold at a total cost of $453,000. This comes to $45,300 the acre price. Just several miles away from us. Allow me to bring you a little closer. I am going to bring it so close, ladies and gentlemen, that I am truly going to take you across a 50-foot road from us. Because you see across the 50-foot road from us is another beautiful community. It truly is, it's magnificent. It's been there longer than we have, those residents have been playing golf for the past several years. But if I were to take you there this evening, cash in hand, you could not purchase an acre of real estate for less than $12,000. And for the golfers in the room -- the present minimum price of a ¼-acre of real estate, is $8,000. This comes to $32,000 the acre price.

We are back within Rio Rancho Estates. Two full acres of real estate -- the net price $9,600. The following column where you see the initials "RF", which represents reservation fee, is a figure of $960.00. This, ladies and gentlemen, is the necessary downpayment to take the real estate off the market, reserve it in your name, safeguard it against any forthcoming or impending price increases until such time as you too make this initial inspection. In the last column marked "Terms", there appears a figure of $128.00 a month. These are the monthly payments, ladies and gentlemen. As a matter of fact, this last column marked "Terms" is truly the most important, the most significant column on the sheet. You see, ladies and gentlemen, for the same monthly payments of $128.00 you have the opportunity this evening to own and control real estate that has a market value in the city of Albuquerque in excess of $10,000. For small monthly payments, in this case $128.00. This, ladies and gentlemen, is leverage that you would not find ~~within~~ in any other type of investment. As a matter of fact, I again suggest that you glance up and down this last column marked "Terms" and relate to a figure that is most comfortable for you. Be it $45.00, $52.00, $63.00 -- whatever. Relate to a figure that is most comfortable for you.

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And in closing, ladies and gentlemen, at this point I do most cordially invite you to join our community of success. Because you see, Rio Rancho Estates is just that -- a complete success. We are no longer a promise, we are no longer a dream, we are every bit a reality. Ladies and gentlemen, I do want to wish you all the success in the world. Perhaps some time in the near future we'll be able to say "hello" to one another within Rio Rancho Estates. And again in closing I want to thank each and everyone of you not only for your very kind but your very patient attention. Thank you very much.